

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 27 March 2018

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

Also in attendance:

Public Attendance: 14 members of the public were present at the meeting.

Apologies for Absence: -

P.441 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

P.442 MINUTES OF THE MEETING HELD ON 20TH FEBRUARY, 2018

Delegated decision:

That the Minutes of the meeting held on 20th February, 2018 be approved as a correct record and signed by the Chair.

P.443 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 61196, 62081, 62102 and 62261.

Prior to the Committee meeting, Site Visits had taken place in respect of planning applications 62081 and 62261.

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:

61196 Former Walmersley Dye Works, Mather Road, Bury – North Manor Ward

Outline application for residential development of 3storey apartment scheme comprising of 24 no. units (all matters reserved)

61694 The Roundhouse, Bradshaw Road, Tottington, Bury – Ramsbottom & Tottington – Tottington Ward

Removal of condition no.5 of planning permission 60156

Note: During the debate and prior to the determination of the application, Councillor D'Albert proposed an alternative motion - to refuse the application due

to the lack of marketing of the property as a viable business. This motion was Seconded by Councillor Harris. The Committee voted against the alternative motion to refuse the application. The Committee then voted on the Officer recommendation to Approve with Conditions the application.

62261 44 Rectory Lane, Prestwich, Manchester – Prestwich – St Mary’s Ward

Change of use from non-residential institution (Class D1) to dwelling (Class C3) with ground floor rear extension and first floor rear/side extension; Erection of new dwelling at rear

Note: The application is Approved with Conditions subject to an amendment to Condition 10, to read as follows:-

Condition 10. A landscaping scheme, including a boundary hedge along the SE rear garden boundary, 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 buildings are 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.

The Committee be **Minded to Approve** 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:

62081 Woodhill Farm, Spring Street, Ramsbottom – Ramsbottom & Tottington – Ramsbottom Ward

Demolition of existing farm buildings and erection of 16 no. dwellings and associated new infrastructure, including construction of new access road

Note: The application is Minded to Approve subject to the following additional condition agreed by the Committee at the meeting:-

Condition 20. A landscaping scheme for the access road and the residential development, 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.

62102 24 & 26 Lodge Side, Bury – Bury West – Church Ward

Variation of condition no.9 (occupation of units) of planning permission 54717 from a continuous period of no longer than one month in any one year; to allow occupation of the 2 units of accommodation for a continuous period of no longer than six months in any one year and in any event shall not be used as a permanent residential accommodation.

P.444 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.445 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 J BLACK
Chair

(Note: The meeting started at 7.00 pm and ended at 7.55 pm)