

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 22 January 2019

Present: Councillor C Preston (in the Chair)
Councillors K Thomas, M Hayes, J Walker, T Cummings,
S Haroon, R Skillen, J Harris, I Schofield, Y Wright,
M D'Albert, S Nuttall and McGill

Also in attendance:
Public Attendance: 4 members of the public were present at the meeting.

Apologies for Absence: -

PCC.316 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.317 MINUTES OF THE MEETING HELD ON 18TH DECEMBER 2018

Delegated decision:

That the Minutes of the meeting held on 18th December, 2018 be approved as a correct record and signed by the Chair.

PCC.318 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 63185 and 63429.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker. Councillor Quinn spoke as a ward representative in respect of planning application 63429.

Prior to the Committee meeting, site visits took place in respect of planning applications 63185.

Delegated decisions:

1. That the Committee be **Minded to Approve** 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:-

63185 Land at Chamber Hall, Magdalene Road, Bury – Bury East – Moorside Ward

Hybrid planning application comprising:

A full planning application for 5 buildings of up to 12,317 square meters to be used within Use Classes B1, B2 and B8 and associated works to include an access road, landscaping, car parking, servicing areas (Phase 1); and site preparation works, access, boundary treatments and associated works including engineering works (Phase 1a); and engineering works comprising site preparation works (Phase 2).

An outline planning application for development within Use Classes B1, B2 and B8 (Phase 1a) including details of access (all other matters reserved); and for development within Use Classes A1, A3, A4, A5, B1, B2, B8, C1 (hotel), D1 (crèche) and D2 (gym), including details of vehicular access (all other matters reserved) (Phase2).

Note: The Head of Development Management provided a verbal update to the Agenda report and Supplementary Agenda in relation to residential amenity and consideration of the development, as follows:-

The nearest dwellings to the site are to the west of the site and include properties on Freestone Close, Branch Close and Orwell Close. The nearest distances to the site are circa 60m and are separated from the site by rear boundary fencing to the residential properties, the river and substantial planting along the riverside walkway along the westerly side of the site development site that is to be largely retained and added to by the proposals.

The residential properties were consulted and raised no objections. However, there are still concerns in relation to residential amenity. However, given the separation distances, features proposed and to be retained between the residential area and the development site, the main impact would potentially arise from service yard noise and potential hours of operation. To this end, the visual screening would be considered to be sufficient to mitigate general views of the site. A planning condition was proposed to require the hours of operation for the respective units in the development to be first approved before first occupation.

Note: The decision to be Mindful to Approve the application is subject to the addition of the following condition:-

Condition 45: The hours of operation of the of the respective users within the industrial units comprising phase 1 shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. This submission shall include hours of operation and servicing. The user(s) shall operate within the approved hours only.

Reason – To ensure that there are no adverse effect arising from operations and activities of operators within Phase 1 in relation to noise and disturbance to residential properties to the west of the site

pursuant to UDP Policies EC 6/1 – Assessing New Business, Industrial and Commercial Development and EN7/2 - Noise Pollution.

Note: The decision to be Minded to Approve the application is subject to the amendment of Condition 29 to read as follows:-

Condition 29: No development other than tree and vegetation clearance shall take place until a Biodiversity mitigation and enhancement plan has been submitted to and approved in writing by the Local Planning Authority. The contents of the plan shall include:

- Location of the proposed habitat and enhancement and creation
- Biodiversity objectives for the proposed habitat enhancement and creation
- Details of plants and seed mixes to be utilised
- Source of plant and seed mixes
- Mitigation for loss of linear landscape features
- Location and provision of bird and bat boxes and bat and bird bricks

The works shall be carried out strictly in accordance with the approved details and to an agreed timetable.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

63429 Parkgates, Sedgley Park Road, Prestwich, Manchester – Prestwich – Sedgley Ward

Creation of one additional floor of office space to an existing office building

PCC.319 DELEGATED DECISIONS

A report from the Head of Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers.

Delegated decision:

That the report be noted.

PCC.320 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 C PRESTON
Chair

(Note: The meeting started at 7.00 pm and ended at 7.37 pm)