

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 26 March 2019

**Present:** Councillor C Preston (in the Chair)  
Councillors M Hayes, T Cummings, J Harris, I Schofield,  
M D'Albert, S Nuttall and McGill

**Also in  
attendance:**

**Public Attendance:** 18 members of the public were present at the meeting.

**Apologies for Absence:** Councillor K Thomas, Councillor J Walker, Councillor  
S Haroon and Councillor R Skillen

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**PCC.1 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**PCC.2 MINUTES OF THE MEETING HELD ON 19TH FEBRUARY, 2019**

**Delegated decision:**

That the Minutes of the meeting held on 19<sup>th</sup> February 2019 be approved as a correct record and signed by the Chair.

**PCC.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 63559, 63597, 63636 and 63686.

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 Caserta spoke as a Ward Representative in relation to planning application 63636.

Prior to the Committee meeting, a site visit took place in respect of planning application 63559, 63597 and 63636.

**Delegated decisions:**

1. That the Committee **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:-

**McDonald's Restaurant, 103 Bury New Road, Whitefield, Manchester – Whitefield and Unsworth – Pilkington Park Ward**

Alterations to elevations to include the construction of extensions totalling 52.9 m2 and new cladding to roof and an additional drive thru booth. New

shop front glazing, relocated entrance and new boundary fencing. The reconfiguration of the drive thru lane to provide side by side ordering and associated works to the site with new and relocated signage including fascia signage

Note: Councillor Cummings was not present at the meeting when this application was considered and determined by the Committee.

**63636 Aldi Foodstore Ltd, Higher Lane, Whitefield, Manchester – Whitefield and Unsworth – Pilkington Park Ward**

Demolition of food store and retail terrace. Erection of replacement Class A1 foodstore with associated access, car parking, servicing and hard and soft landscaping

Note: Councillor Caserta spoke as a Ward Representative in respect of this application.

**63559 Land to South of Morris Street and land within Close Park, Radcliffe**

A series of sheet piled walls and embankments, on land within Close Park to improve flood protection along the River Irwell

Note: The decision to Approve with Conditions this application was subject to the following additional condition approved by Members at the meeting:-

Condition 18. Details of measures to prevent access between the bund and wall shall be submitted to and approved in writing by the Local Planning Authority following the commencement of the development. The development shall be carried out in accordance with the approved details. Reason. In the interests of safety and pursuant to Policy EN1/2 – Townscape and Built Design of the Bury Unitary Development Plan.

2. That the following planning application be **deferred** for a site visit prior to consideration by the Committee :-

**63686 Land at Roach Bank Road, Bury – Whitefield and Unsworth – Unsworth Ward**

Retention of external lighting scheme and baffling approved by 62835

Note: Councillor Harris proposed an alternative motion for a site visit to take place in relation to this application prior to consideration by the Committee. The proposal was seconded by Councillor D'Albert and the Committee voted unanimously in favour of the site visit. No further discussions took place in respect of this application.

#### **PCC.4 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.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.

**PCC.6 REVIEW OF CONSERVATION AREAS 2019**

A report from the Head of Development Management was submitted on the Review of Conservation Areas in respect of Bury and Ramsbottom Town Centre's and the 10 other areas within the Borough. The report included the areas for action following the extensive review and the Committee were recommended to approve all areas for action as listed in the report and appendices to the report. The Head of Development Management referred Members to the supplementary agenda which detailed the representations received from Holcombe Society, including the additional actions they identified and the Officer response to these, for clarification.

**Delegation decision:**

That the Committee approve the areas for action as detailed in the report on pages 129 – 159 relating to Bury Town Centre, on pages 160 – 181 in relation to Ramsbottom Town Centre and on pages 182 onwards relating to the 10 other areas within the Borough.

**PCC.7 COUNCILLOR PRESTON**

Councillor Preston informed the meeting that, as she would not be standing for re-election in May, this would be her final meeting of the Planning Control Committee. Councillor Preston thanked all the Officers and her colleagues for their support as Chair of the Committee over the last 12 months and as a member during the last 4 years. Councillor Preston also thanked Councillor D'Albert who was also standing down from her role as a Ward Councillor in May for her work and support of the PCC over the years.

**COUNCILLOR C PRESTON**  
**Chair**

**(Note: The meeting started at 7.00 pm and ended at 8.15 pm)**