

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 18 February 2020

**Present:** Councillor G McGill (in the Chair)  
Councillors T Cummings, R Gold, S Haroon, J Harris,  
M Hayes, J Mason, I Schofield, C Tegolo, K Thomas and  
D.Vernon

**Also in attendance:** Councillor P Cropper

**Public Attendance:** 16 members of the public were present at the meeting.

**Apologies for Absence:** Councillors G Keeley and T Rafiq

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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 21ST JANUARY 2020**

**Delegated decision:**

That the Minutes of the meeting held on 21<sup>st</sup> January 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 various applications for planning permission. Supplementary information was also submitted in respect of application numbers 64875, 64955 and 64967.

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 Cropper spoke as a Ward Representative in relation to planning application 64875.

Prior to the Committee meeting, a site visit took place in respect of planning applications 64875 and 64967.

**Delegated decisions:**

1. That the Committee **Approve with Conditions** the following applications in accordance with the reasons put forward by the Development Manager in the report and supplementary information submitted and subject to the conditions included:-

**64875 Land off Ainsworth Hall Road, Ainsworth, Bolton BL2 5RY**

Proposed dwelling house with attached 'granny annex', detached garage, formation of driveway off existing access lane, associated private garden curtilage, erection and alteration of means of enclosure and hard/soft landscaping

Note: Councillor Harris proposed an alternative motion, to reject the application as it is an inappropriate development in both size and scale and therefore does not preserve or enhance the Conservation Area. The motion was seconded by Councillor Mason. The Committee voted against the alternative motion

Note: Councillor Tegolo proposed an alternative motion, to defer the application subject to further discussions with applicant/agent with regards to the possibility of reducing the scale/mass of the building as well as a review of the boundary. The motion was seconded by Councillor Hayes. The Committee voted against the alternative motion

**64967 Land at Junction of Arthur Lane/Bury Old Road, Ainsworth, Bury**

Demolition, conversion and extension of existing stable/livestock buildings to create 1 no. single storey dwelling with enclosed garden and parking

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

**64955 Margaret Haes Riding Centre, Moor Road, Ramsbottom, Bury, BL8 4NX.**

Retention of welfare unit with associated landscaping to form welfare and security accommodation

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 Tegolo and the Committee voted in favour of the site visit. No further discussions took place in respect of this application.

**PCC.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

**PCC.5 PLANNING APPEALS**

A report from the Development Manager 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 DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA**

A report from the Development Manager was submitted. The report outlines the updated checklists that are required for the validation process of planning applications submitted.

**Delegated decision:**

The Planning Control Committee endorse those lists that remain unchanged and where changes have been identified, that the Local Planning Authority carry out a consultation exercise on those changes suggested to the list(s). Following this exercise, the final report be made back to the planning control committee to determine.

**COUNCILLOR G MCGILL**  
**Chair**

**(Note: The meeting started at 7.00 pm and ended at 8.03 pm)**