

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 28 July 2020

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

**Also in attendance:** Councillors R Cathcart, S Hurst, M Powell & M Smith  
**Public Attendance:** 5 members of the public were present virtually.

**Apologies for Absence:** Councillor S Haroon

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**PCC.103 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillor S Haroon.

**PCC.104 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**PCC.105 MINUTES OF THE MEETING HELD ON 23RD JUNE 2020**

**Delegated decision:**

That the Minutes of the meeting held on the 23<sup>rd</sup> June 2020 be approved as a correct record and signed by the Chair.

**PCC.106 PLANNING APPLICATIONS**

A report from the Development Manager was submitted in relation to various applications for planning permission.

Under item 4 of the agenda listed as planning applications, items 5 and 7 would be deferred to the September Planning Control Committee meeting and removed from the business of the meeting:-

Radcliffe Metrolink Car Park, Spring Lane, Radcliffe, Manchester, M26 2ST  
Application No. 65354

The erection of an additional deck and ramp to form a second floor to car park, providing an additional 115 no. spaces; landscaping scheme and lighting

Whitefield Metrolink, Stanley Road, Whitefield, Manchester, M45 8AB  
Application No. 65465

Reconfiguration of the bus turning head and the erection of an additional deck and ramp to form a second floor to car park, providing in total an additional 123 no. spaces; landscaping scheme and lightning

Supplementary information was also submitted in respect of application numbers:-  
64786, 64949, 64955, 65293, 65569 and 65589.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker.

Councillors M Smith and R Cathcart spoke as Ward Representatives in relation to planning application 64949.

Councillors S Hurst spoke as a Ward Representative in relation to planning application 65569

Councillors M Powell spoke as a Ward Representative in relation to planning application 65589

**Delegated decisions:**

1. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted and subject to the conditions included with condition 5 to be amended and condition 12 added in relation to a landscaping scheme with informative:-

**64786 Land to the south of Moorbottom Road, Holcombe, Bury, BL8 4NS**

Erection of agricultural storage building, retention of field shelter, pig arc and replacement gate & gate post

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

**64949 Asda Stores Ltd, Pilkington Way, Radcliffe, Manchester, M26 3DA**

Erection of drive thru coffee shop

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

Retention of welfare unit with associated landscaping to form welfare and security accommodation (Temporary consent for 5 years)

**65293 Land at Green Street, Bury, BL8 1TF**

Erection of 3 no. dwellings including associated parking and groundworks

**65459 Land off Claybank Drive, (off Victoria Street), Tottington, Bury**

Variation of condition no. 2 (approved plans) of planning permission 63275 to amend house on Plot 1 (north) by raising roof eaves/ridge by 600mm, addition of pitched roof dormer to front elevation, additional windows to attic space and removal of hipped end to roof on west elevation.

**65469 Land adjacent to 23 Meadway, Bury, BL9 9TY**

Reserved matters for layout, scale, appearance and landscaping approval following grant of Outline approval ref. 61369 for 2 no. detached dwellings

**65589 Land at rear of 27 Duckworth Road, Prestwich, Manchester, M25 9GF**

Variation of condition 2 (approved plans) of planning permission 63374 to remove ash tree (T2)

3. That the following planning application be **deferred** for a physical site visit:-

**65569 31 Brookfield Avenue, Radcliffe, Bolton, BL2 5QH**

Change of use from dwellinghouse (Class C3) to residential care home (Class C2) with additional parking

Note: Following discussions Councillor Mason proposed an alternative motion for a physical site visit to take place in relation to this application prior to consideration by the Committee.

The proposal was seconded by Councillor Thomas and the Committee voted in favour of the site visit. No further discussions took place in respect of this application.

**PCC.107 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 and appendices be noted.

**PCC.108 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 and appendices be noted.

**PCC.109 URGENT BUSINESS**

No urgent business was reported.

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

**(Note: The meeting started at 7.00pm and ended at 9.02pm)**