

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 21 February 2023

**Present:** Councillor G McGill (in the Chair)  
Councillors S Arif, C Boles, D Duncalfe, J Harris, M Hayes,  
A Quinn, D Quinn, S Thorpe, D Vernon and M Walsh

**Also in attendance:** Councillor N Boroda and Councillor T Rafiq

**Public Attendance:** 6 members of the public were present at the meeting.

---

### **PCC.1 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted by Councillor D Green.  
Councillor A Quinn acted as a substitute representative for Councillor Green.

### **PCC.2 DECLARATIONS OF INTEREST**

Councillor A Quinn declared an interest in planning applications 68983 and 68985, Peel Tower, Holcombe Hill, Holcombe, BL8 4NR as he had been in communications with the applicant.

Councillor A Quinn left the meeting during deliberation of the applications.

### **PCC.3 MINUTES OF THE MEETING HELD ON THE 24TH JANUARY 2023**

#### **Delegated decision:**

That the Minutes of the meeting held on the 24<sup>th</sup> January 2023 be approved as a correct record and signed by the Chair.

### **PCC.4 PLANNING APPLICATIONS**

A report from the Head of Development Management was submitted in relation to applications for planning permission.

There was supplementary information to add in respect of application numbers 68530,68983 and 68985.

The Committee heard representations from applicants, objectors and Ward Councillors in respect of applications submitted. This was limited to three minutes for the speaker.

#### **Delegated decisions:**

1. That the Committee **Be Minded to Approve** the following application in accordance with the reasons put forward by the Development Manager in the report and subject to the conditions included: -

**Land at the junction of Hollins Brook Way and Pilsworth Road, Bury, BL9 8RR**

Hybrid application - Full application: Zone 1 development of Commercial building No1 (Creche, Use Class E), car parking and internal site roads, a new site access junction to Pilsworth Road, highway improvements to Hollins Brook Way and Pilsworth Road, use of an existing car park exit to Aviation Road for emergency purposes only.

Outline application: Zone 2 development of Commercial building No.2 (Hub building, Use Class E) car parking and internal site roads and a multi-purpose all-weather sports pitch (Including reserved matters of means of access and scale included for determination).

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

**Peel Tower, Holcombe Hill, Holcombe, BL8 4NR**

Camera on top of a flag pole at the top of Peel Tower

3. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and subject to the conditions including the deletion of EL01 from condition 2 and further plan to be submitted and clarified to align with the development : -

**Peel Tower, Holcombe Hill, Holcombe, BL8 4NR**

Listed building consent for a camera on top of a flag pole at the top of Peel Tower

4. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and subject to the conditions included: -

**17 Pembroke Drive, Bury, BL9 9LF**

Part single/Part two storey rear extension

**PCC.5 DELEGATED DECISIONS**

A report from the Head of Development Management was submitted listing all recent planning application decisions made by Officers using delegated powers since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report and appendices be noted.

**PCC.6 PLANNING APPEALS**

A report from the Head of Development Management was submitted listing all recent planning and enforcement appeal decisions since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report and appendices be noted.

**PCC.7 APPEAL AGAINST NON-DETERMINATION**

A report from the Head of Development Management was submitted in relation to the report included on the agenda for the Planning Control Committee held on the 30<sup>th</sup> August 2022 in relation to the following planning application:-

Planning Application: 67658

Location: Land to west of Radcliffe Moor Road/Bury New Road, Radcliffe Applicant: Westchurch Homes Limited & Wyresdale Amateur Football Club Proposal: Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works.

Members were asked to provide their view on the application, so officers were able to defend the appeal in accordance with their wishes. The Officer recommendation remained that the planning application be approved subject to the conditions set out in the Officer Report and the Supplementary Report.

Councillor A Quinn left the meeting during deliberation of this item as he was acting as a substitute Member and had not sat on the 30<sup>th</sup> August 2022 committee meeting.

**Delegated decision:**

That the Committee **Approve with Conditions** the application in accordance with the reasons put forward by the Development Manager in the report/ supplementary information and subject to the conditions included: -

**PCC.8 URGENT BUSINESS**

No urgent business was reported.

**COUNCILLOR G MCGILL**  
Chair

**(Note: The meeting started at 7.00pm and ended at 9.00pm)**