

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 29 August 2023

**Present:** Councillor S Thorpe (in the Chair)  
Councillors C Boles, D Duncalfe, J Harris, M Hayes, B Ibrahim,  
D Vernon, M Walsh, D Green and L Ryder

**Also in attendance:** Councillors N Bayley, R Brown, L Dean, C Morris, E O'Brien,  
L Smith, Councillor T Tariq and Councillor M Whitby

**Public Attendance:** 83 members of the public were present at the meeting.

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**PCC.1 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted by Councillors U Farooq, G Staples-Jones and D Quinn.

Councillors D Green and L Ryder acted as substitute representatives for Councillors G Staples-Jones and D Quinn.

**PCC.2 DECLARATIONS OF INTEREST**

Councillor D Vernon declared an interest in planning application 68055, Land at Springside Road, Bury. He had personal friends that lived in the same area. He had not commented on the application and would remain in the meeting during deliberation of this application.

Councillor C Boles declared an interest in planning application 68055, Land at Springside Road, Bury. He had family friends that lived in the same area. He had not commented on the application and would remain in the meeting during deliberation of this application.

**PCC.3 MINUTES OF THE MEETING HELD ON THE 25TH JULY 2023**

**Delegated decision:**

That the Minutes of the meeting held on the 25<sup>th</sup> July 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 69735 and 69580.

The Committee heard representations from objectors, applicants 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 conditions included, subject to the signing and completion of a Section 106 agreement for off-site biodiversity mitigation, thereto in accordance with Section 15 of the National Planning Policy Framework. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application:-

**Land at Billberry Close & Albert Road, Whitefield, M45 8BL**

Erection of 7 no. bungalows with associated works

2. 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 conditions included, subject to the signing and completion of a Section 106 agreement for recreation provision, affordable housing and off-site highway design works and biodiversity mitigation, thereto in accordance with policies H2/1, HT6/1, RT2/2 of the adopted Unitary Development Plan, SPD1 and SPD5 and Section 15 of the National Planning Policy Framework. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application:-

**Land at Springside Road, Bury**

Residential development comprising of 41 no. dwellings with associated access, landscaping and ancillary works

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 any supplementary information submitted subject to the conditions included:-

**Rostrevor Hotel, 146-148 Manchester Road, Bury, BL9 0TL**

Change of use from hotel (C1) to 2 no. 9 bedroom (single occupancy) HMOs (Sui Generis)

4. 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 conditions included, subject to the signing and completion of a Section 106 agreement for recreation provision, affordable housing and off-site biodiversity mitigation, thereto in accordance with policies H2/1, RT2/2 of the adopted Unitary Development Plan, SPD1 and SPD5 and Section 15 of the National Planning Policy Framework. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application:-

**Site of the former Riverside High School, School Street, Radcliffe, M26 3BW**  
Residential development to erect 90 dwellings with associated parking and landscaping

5. 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:-

**Land & buildings at Murray Road/2-10 Princess Parade/47-51 Market Street & Bury Market, Bury, BL9 0BJ**

- (1). Demolition of buildings and erection of flexible events hall with associated servicing, parking and landscaping;  
(2). New canopy structure to cover existing outdoor market;  
(3). Temporary permission sought for area of Bury Market car park to be utilised for site cabins for the duration of the build

***At this stage of the evening, the meeting was approaching the maximum of three hours. At the expiry of the three hours, the Chair and Members present agreed that the meeting continue beyond the three hours duration.***

#### **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 CONFIRMATION OF TREE PRESERVATION ORDER (361)**

A report from the Head of Development Management was submitted to set out the issues relating upon the current temporary tree preservation order (No.361) at land adjacent to 78 Countess Lane, Radcliffe, M26 3NH.

**Delegated decision:**

That the report and appendices be noted and that the current temporary preservation order issued on the trees within the curtilage of the site as identified in appendix 1 & 2

of the report **be confirmed** by the Committee in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted subject to the conditions included:-

**PCC.8 URGENT BUSINESS**

No urgent business was reported.

**COUNCILLOR S THORPE**  
Chair

**(Note: The meeting started at 7.10pm and ended at 10.10pm)**