

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 19 March 2024

**Present:** Councillor S Thorpe (in the Chair)  
Councillors C Boles, D Duncalfe, U Farooq, J Harris, M Hayes,  
B Ibrahim, D Quinn, G Staples-Jones, D Vernon and M Walsh

**Also in attendance:** Councillors L McBriar, C Morris, J Rydeheard and A Quinn

**Public Attendance:** 63 members of the public were present at the meeting.

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**PCC.1 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**PCC.2 DECLARATIONS OF INTEREST**

Councillor Hayes declared as a ward Councillor he had received a number of communications about planning application 70354, 388 Tottington Road, Bury, BL8 1TU. He had also conducted an individual site visit to view the application from a neighbouring garden. He had followed the Planning Code of Conduct and had not commented or predetermined a decision for the application and had an open mind.

**PCC.3 MINUTES OF THE MEETING HELD ON THE 20TH FEBRUARY 2024**

**Delegated decision:**

That the Minutes of the meeting held on the 20<sup>th</sup> February 2024 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 69530, 70083, 70343 and 70354.

The Committee heard representations from ward Councillors and speakers in support and objection of applications submitted. This was limited to three minutes for each speaker.

**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 all other conditions included:

**388 Tottington Road, Bury, BL8 1TU**

Change of use from residential care home (Class C2) to 16 no. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works

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 any supplementary information submitted and subject to all other conditions included:

**147-155 Walshaw Road, Bury, BL8 1NH**

Change of use from residential care home (Class C2) to 13 no. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works

*The Chair of the Planning Control Committee would also write a letter the Council's Licensing department which have oversight of HMOs in the Borough. He would use his capacity to communicate the considerable public interest in these applications and the representations expressing concern.*

3. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report with an amended condition 16 in relation to contaminated land for a further bat survey to be undertaken and an amended condition 12 to include bat/bird boxes along with swift bricks, and subject to all other conditions included:

**Freisner Day Nursery, Earl Street, Prestwich, Manchester, M25 1GQ**

Change of use from nursery building to 3 no. dwellings with associated car parking & external works

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 any supplementary information submitted subject to the signing and completion of a Section 106 agreement for a contribution towards recreation provision and affordable housing pursuant to Policies RT2/2 and H4/1 of the Bury Unitary Development Plan, along with an additional condition in relation to enclosed bin storage, and subject to all other conditions included:

**Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ**

Conversion of care home (Class C2) to 16 no. residential apartments (Class C3) with associated facilities and internal and external alterations

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 subject to all other conditions included:

**193 Walmersley Road, Bury, BL9 5DF**

Change of use from dwelling (Class C3) to 8 bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis), loft conversion with front and rear dormers, car parking provision, and associated works

6. 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 with an additional condition in relation to swift bricks, and subject to all other conditions included:

**Land adjacent to 11 Walter Street, Prestwich, Manchester, M25 3HJ**

Erection of 1 no. dwelling

**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 REVIEW OF DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA**

A report from the Head of Development Management was submitted outlining the review of the Council's local checklists that are required for the validation process of planning applications submitted.

**Delegated decision:**

That the Committee **Approve** the lists put forward by the Development Manager as set out in the report:

**PCC.8 URGENT BUSINESS**

No urgent business was reported.

**COUNCILLOR S THORPE**  
**Chair**

**(Note: The meeting started at 7.00pm and ended at 9.39pm)**