

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 28th January 2025

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

Public Attendance: 25 members of the public were in attendance at the meeting along with one member of the press.

PCC.1 APOLOGIES FOR ABSENCE

No apologies for absence were submitted.

PCC.2 DECLARATIONS OF INTEREST

Councillor M Walsh declared an interest in relation to the planning application on the agenda (Former East Lancs Paper Mill & Tower Farm, Church Street East, Cross Lane, Cock Clod Street & Brook Street, Radcliffe, M26 2PG). She had been involved in relation to representations for habitat measures being included within the application. Councillor M Walsh left the meeting during deliberation of this application and took no part in the determination or voting.

Councillor G Staples-Jones declared in relation to the planning application on the agenda (Eagle And Child, 3 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DL). He had been contacted and spoken to both supporters and objectors as a local Councillor in relation to the application whilst still being impartial. As a result, Councillor Staples-Jones felt it best to leave the meeting during deliberation of this application and took no part in the determination or voting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 17TH DECEMBER 2024

Delegated decision:

That the Minutes of the meeting held on the 17th December 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 70284, 70937 and 71359.

The Committee heard representations from applicants, objectors and a ward Councillor in respect of the 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 any supplementary information submitted and subject to all other conditions including

subject to the signing and completion of a Section 106 agreement for affordable housing and the management and maintenance of open space throughout the scheme, thereto in accordance with policies H4/1 and RT2/2 of the adopted Unitary Development Plan and SPD1 and SPD5. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application:-

Former East Lancs Paper Mill & Tower Farm, Church Street East, Cross Lane, Cock Clod Street & Brook Street, Radcliffe, M26 2PG

Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 400 dwellings, relocation of cricket pitch, including a pavilion, practice nets and scorebox and including all details required to discharge the following conditions from application 67597; 9 (Acoustic Attenuation); 11 (Surface Water Drainage Proposals); 13 (WSI for Archaeology); 14 (Bat Roost Assessment); 15 (Bat Survey for New Cricket Club Site); 16 (Otter Assessment); 18 (Bird Survey for New Cricket Club Site); 19 (RAMS for Badger Habitat); 21 (Water Framework Directive Assessment); 22 (No Negative Impacts on River Irwell Ecology); 23 (Landscape & Habitat Creation Details); 24 (Affordable Housing Scheme); 25 (Recreation Scheme); 27 (Phasing Plan); 28 (Internal Road Pattern Details); 29 (Scheme of Levels, Drainage & Modelling to support Approved FRA); 31 (FFL's of Dwellings); 32 (River Irwell Buffer Zone Details); 37 (Replacement Cricket Club Facilities); 39 (Highway Details); 40 (Scoot at Water Street); 41 (Parking Strategy); 44 (Travel Plan)

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: -

Land adjacent to Abbots Hall, Woodhey Road, Ramsbottom, Bury, BL0 9RD

Retention of section of existing unauthorised access track; retention of public right of way; creation of a new section of permissive footpath; retention of pet memorial; new bin and cycle storage; 9no. additional parking spaces, vehicular manoeuvring area and associated hard and soft landscaping, including fencing and new access gate to facilitate access to/from adjacent field for maintenance purposes.

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 all other conditions included: -

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

Application for reserved matters approval (appearance, landscaping, layout and scale) for the Zone 2 development of commercial building (Hub building, Use Class E) car parking, internal roads and a multi-purpose all -weather sports pitch and all details required to discharge the following conditions from application 68530; 4 (Remediation Strategy), 8 (Construction Environment Management Plan), 17 (Risk Assessment), 18 (Construction Traffic Management Plan), 27 (Landscaping), 28 (Materials), 30 (EV Charging), 32 (Biodiversity), 33 (Ecology), 35 (Transport)

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 all other conditions included: -

1 Mowbray Avenue, Prestwich, Manchester, M25 0LP

Change of use from Dwelling (Class C3) to Residential Institution (Class C2).

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: -

Saw Mills, Off Spring Street, Ramsbottom, Bury, BL0 9JQ

Variation of Condition 2 (approved plans) of planning permission 68578 (Demolition of existing saw mill and associated outbuilding and construction of 5 no. dwellings) - revised site layout

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 subject to all other conditions included: -

25 Thomas Street, Radcliffe, Manchester, M26 2UH

Change of use from Public House (sui generis) to a 10 Bedroom (single occupancy) HMO

7. 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: -

Eagle And Child, 3 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DL Land

Retrospective application for the retention of external bar, toilet block/log store and pergola

8. 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: -

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

Variation of Conditions 2, 5, 6 and 7 (approved plans) of planning permission 70070 Change of use from nursery building to 3 no. dwellings with associated car parking & external works – to facilitate the retention of the existing chimney. Removal of condition 14 to allow for retention of existing chimney

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 SITES OF BIOLOGICAL IMPORTANCE: 2019-2021 REVIEW AND ELTON RESERVOIR UPDATE

A report from the Head of Development Management was submitted which identified the latest changes made to the GM Register of Sites of Biological Importance for the Borough. It also described the purpose and application of the Register. During the review period 2019-2021 no sites were added to or removed from the Register, however minor changes were made which were detailed in the report.

Delegated decision:

That the Planning Control Committee noted the 2021 update of the Register of Sites of Biological Importance and the proposed extensions to the three entries at Elton Reservoir, Radcliffe Wetlands and Elton Goit for use in development planning and management.

PCC.8 SECTION 106 OBLIGATIONS

A report from the Head of Development Management was submitted outlining the contributions made by S106 obligations between the 1st April 2023 and the 31st March 2024 and summarised agreements that are outstanding.

For clarity, paragraph 2.7 of the report was duplicated and this had been removed.

Delegated decision:

That the report be noted.

PCC.9 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.10pm and ended at 8.40pm)