

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 24th June 2025

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

Public Attendance: 5 members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor M Hayes.

Councillors D Green acted as a substitute representative for Councillor Hayes.

PCC.2 DECLARATIONS OF INTEREST

Councillor Harris placed on record that she was a member of the Jewish Burial Board in relation to the planning application on the agenda 69495, purposed burial ground, Land at Old Hall Lane, Whitefield.

Having sought legal advice, she had an open mind for the planning application and therefore would remain in the meeting during deliberations of the application and take part in the determination and voting.

Councillor Walsh placed on record that she lived in the local area in relation to the planning application on the agenda 71438, Change of use from care home to 9-bedroom House of Multiple Occupation, 53 Bury Street, Radcliffe.

Having sought legal advice, she had an open mind for the planning application and therefore would remain in the meeting during deliberations of the application and take part in the determination and voting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 29TH MAY 2025

Delegated decision:

That the Minutes of the meeting held on the 29th May 2025 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 69495 and 71520.

The Committee heard representations from some applicants in respect of the applications submitted. This was limited to three minutes for the speaker.

Delegated decisions:

1. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted with additional conditions in relation to the inclusion of swift bricks along with bat/bird boxes and a Sustainable Urban Drainage System (Suds) scheme and subject to all other conditions included: -

Land at side of 31-33 Victoria Court, Ryecroft Avenue, Tottington, Bury, BL8 3GY

Erection of 1 no. detached dwelling; Alterations to parking areas at front of 31 & 33 Victoria Court

2. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted with an additional condition in relation to an EV charging scheme submitted and approved prior to occupation and subject to all other conditions included: -

53 Bury Street, Radcliffe, Manchester, M26 2GB

Change of use from care home (Class C2) to 9-bedroom (single occupancy) House of Multiple Occupation (HMO) (Sui Generis)

3. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and the revised conditions contained in the supplementary information submitted and subject to all other conditions included: -

Land at Old Hall Lane, Whitefield, M45 6TN

Proposed burial ground

4. That the Committee **Defer the Application** for a site visit to take place due to unclear plans and appropriate photos of the site and to clarify the location and proposals:-

65 Windsor Road, Prestwich, Manchester, M25 0DB

Change of use from shop to restaurant and the retention of extract flue and AC unit

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 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.00pm and ended at 8.15pm)