

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 22nd July 2025

Present: Councillor G McGill (in the Chair)
Councillors D Berry, C Boles, D Duncalfe, J Harris, M Hayes,
B Ibrahim, D Quinn, G Staples-Jones and D Vernon

Public Attendance: 9 members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor U Farooq and M Walsh.

Councillor D Berry acted as a substitute representative for Councillor Walsh.
There was no substitute representative for Councillor Farooq.

PCC.2 DECLARATIONS OF INTEREST

Councillor J Harris declared an interest in planning application 71738, Erection of new 2.4m high boundary fencing and access gates, St Stephens C Of E Primary School, Colville Drive, Bury. Councillor Harris was a Governor at the school and was a local ward Councillor for that area and had heard comments made by local residents.
Councillor Harris left the meeting during deliberations on this application.

Councillor D Vernon declared in relation to the planning application on the agenda 71738, Erection of new 2.4m high boundary fencing and access gates, St Stephens C Of E Primary School, Colville Drive, Bury. Councillor Vernon was a local ward Councillor who had been contacted by local residents but had not formed an opinion or pre determined the application and cast pre judgement. Therefore, he would remain in the meeting during deliberation of this application and take part in the determination and voting.

Councillor G Staples Jones declared an interest in planning application 71834, Bury Interchange and land bounded by Pyramid Park/East Lancashire railway line, Knowsley Place/Duke Street, Bury, BL9 0EJ.

Councillor Staples Jones was the current Chair of the Bury Local Bee Network Forum for the municipal year 2025-2026. At a recent meeting held in June he had observed a presentation on this development and made comments during that meeting. Councillor Staples Jones left the meeting during deliberations on this application.

The Chair placed on record that Councillor D Berry, Councillor M Hayes and Councillor D Vernon would also take no part in the meeting during deliberation of the application 71520, Change of use from shop to restaurant and the retention of extract flue and AC unit, 65 Windsor Road, Prestwich, Manchester, M25 0DB. This was due to none of the Members being present at the June meeting which deferred the application for a site visit.

PCC.3 MINUTES OF THE MEETING HELD ON THE 24TH JUNE 2025

Delegated decision:

That the Minutes of the meeting held on the 24th June 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 71834, 71963 and 71520.

The Committee heard representations from an applicant and objector 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 and subject to all other conditions included: -

St Stephens C Of E Primary School, Colville Drive, Bury, BL8 2DX

Erection of new 2.4m high boundary fencing and access gates

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 and the revised conditions contained in the supplementary information and all other conditions included: -

Bury Interchange and land bounded by Pyramid Park/East Lancashire railway line, Knowsley Place/Duke Street, Bury, BL9 0EJ

Full planning application for the infill of the existing underpass, engineering works (including remediation works; foundation/piling works; and other associated engineering works) to recontour the land within Pyramid Park to tie into existing levels, the construction of a fully accessible pedestrian bridge structure (including alterations to Metrolink-related infrastructure) across the existing Metrolink line to allow access between Knowsley Place, the Metrolink platform (via lift and stairs) and Pyramid Park; improvements to the existing Metrolink platforms and canopies; construction of a new sloped footpath with stairs within Pyramid Park site from bridge; hard/soft landscaping; and associated drainage and lighting schemes.

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: -

Ivy House, Bolton Road West, Ramsbottom, Bury, BL0 9RW

Variation of condition no.2 (approved plans) on planning permission 65114 (1 no. dwelling): Amendments to previously approved dwelling and garage - size, position and external alterations

4. That the Committee **Refused the following application** contrary to the conditions put forward by the Development Manager recommendation as per the report and the supplementary information submitted, with the reasons listed as the retention of the proposed extractor flue would be seriously detrimental to the residential amenities of the neighbouring property by reason of its size and appearance in addition to the smells emanating from it whilst in operation. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: S2/6 Food and Drink.

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 SITES OF BIOLOGICAL IMPORTANCE: 2022 REVIEW

A report from the Head of Development Management was submitted identifying 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 2022 no sites were added to or removed from the Register, however gains were made at three sites.

Delegated decision:

That the report and 2022 update of the Register of Sites of Biological Importance for use in development planning and management be noted.

PCC.8 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

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