

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 2 September 2025

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

Public Attendance: 1 member of the Press and 57 members of the public were in attendance at the meeting.

PCC.1 ELECTION OF CHAIR

A Chairperson was required due to the Chair of Planning Committee being absent from the meeting.

Delegated decision:

That Councillor Gareth Staples-Jones be elected acting Chairperson of the Planning Committee for this meeting only and took the Chair.

PCC.2 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillors D Duncalfe and G McGill.

Councillor D Green acted as a substitute representative for Councillor McGill.
There was no substitute representative for Councillor Duncalfe.

PCC.3 DECLARATIONS OF INTEREST

There were no declarations of interest.

PCC.4 MINUTES OF THE MEETING HELD ON THE 22ND JULY 2025

Delegated decision:

That the Minutes of the meeting held on the 22nd July 2025 be approved as a correct record and signed by the Chair.

PCC.5 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 71422 and 72089.

The Committee heard representations from applicants, objectors and Ward Councillors in respect of the applications submitted. This was limited to three minutes for the speaker.

Delegated decisions:

1. That the Committee **Defer the Application** for a site visit to take place at the location:-

52 Bury Old Road, Prestwich, Manchester, M25 0ER

Demolition of the Existing Mosque and Community Facility and the Erection of a Replacement Mosque and Community Facility (F1 (f)).

2. That the Committee **Defer the Application** to await further information in relation to Section 106 finances to be submitted by the applicant:-

Shore Top Farm, Kearsley Road, Radcliffe, Manchester, M26 1FA

Construction, operation and decommissioning of a Battery Energy Storage System (BESS) facility and associated infrastructure

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

34 Ringley Road, Whitefield, Manchester, M45 7LE

Change of use from dwellinghouse (Class C3(a)) to children's residential care home (Class C2)

4. That the Committee **Approved 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 12 Holthouse Road, Tottington, Bury, BL8 3JP

Application for reserved matters (access, appearance, landscaping, layout and scale) following outline approval (67830) erection of 1 no. dwelling

5. That the Committee **Approved 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 side of 32 Manchester Road, Ramsbottom, Bury, BL0 0DH

Erection of 1 no. dwelling and erection of undercover parking for proposed dwelling & No. 32 Manchester Road

6. That the Committee **Approved 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: -

527 Manchester Road, Bury, BL9 9SH

Change of use from dwelling (Class C3) to 7 no. bedroom/ 7 person HMO (Sui Generis); Rear dormer extension; Fenestration alterations to rear and cycle storage

PCC.6 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.7 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.8 TREE PRESERVATION ORDER CONFIRMATION

A report from the Head of Development Management was submitted setting out the issues relating to the current temporary tree preservation order Tree Preservation Order (No. 365) 2024 at 48 Hilda Avenue, Tottington.

Delegated decision:

That the current temporary preservation order issued on the tree within the curtilage of the site as identified in Appendix 1 of the report was confirmed so that the Order takes effect on a permanent basis.

PCC.9 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G STAPLES-JONES
Chair

(Note: The meeting started at 7.10pm and ended at 9.00pm)