

Minutes of:	PLANNING CONTROL COMMITTEE
Date of Meeting:	21 st October 2025
Present:	Councillor G McGill (in the Chair) Councillors R Bernstein, C Boles, D Duncalfe, U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn and G Staples-Jones
Public Attendance:	1 member of the press and 85 members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillors D Vernon and M Walsh.

Councillor R Bernstein acted as a substitute representative for Councillor Vernon.

There was no substitute representative for Councillor Walsh.

PCC.2 DECLARATIONS OF INTEREST

Councillor C Boles declared a prejudicial interest in relation to the planning applications on the agenda, 70213, Conversion of existing public house to 5 no. apartments and changes to land levels at side and rear of the building to create parking area and 70214, Listed building consent for conversion of existing public house to 5 no. apartments. Both at the Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP.

This was due to members of his wider family previously owning the Lord Raglan. Councillor Boles left the meeting during deliberations on these applications.

Councillor R Bernstein placed on record in relation to the planning application on the agenda, 72105, Single storey flat roof rear extension, 23 Church Street, Ainsworth, Bolton, BL2 5RA. That a fellow Councillor and Member of the same political group owned the property in question. He had not pre determined the application or cast pre judgement. Therefore he would remain in the meeting during deliberation of this application and take part in the determination and voting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 2ND SEPTEMBER 2025

Delegated decision:

That the Minutes of the meeting held on the 2nd September 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 72134, 71464, 71009, 71422, 72105, 70213, 70214, 71926 and 71978.

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. In relation to application, 72134 a statement was read out by the Chair on behalf of a Ward Councillor who was unwell and unable to attend the meeting.

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

Twine Valley Farm, off Church Road, Shuttleworth, Ramsbottom, Bury, BL0 0EH

Application for the removal of a condition no. 2 (keeping of animals) on allowed appeal ref: APP/T4210/C/18/3195131

2. 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: -

Land at rear of Westminster Avenue, Radcliffe, Manchester, M26 3WD

Erection of 14 garages - 2 identical blocks of 7 units each

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: -

Higher Ash Barn, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD

Change of use of land to residential, engineering operations and erection of a garage/garden outbuilding

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 the supplementary information submitted along with additional conditions in relation to obscure glazing being installed on classrooms windows looking towards residential properties and the inclusion of swift bricks and subject to all other conditions included:

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)).

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

23 Church Street, Ainsworth, Bolton, BL2 5RA

Single storey flat roof rear extension

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

Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP

Conversion of existing public house to 5 no. apartments and changes to land levels at side and rear of the building to create parking area

7. 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: -

Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP

Listed building consent for conversion of existing public house to 5 no. apartments

8. 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: -

Elms Bank Specialist Arts College, Ripon Avenue, Whitefield, Manchester, M45 8PJ

Installation of temporary Portakabin single-storey building to be used as a classroom for a temporary period of 156 weeks.

9. 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 along with additional conditions in relation to removing Permitted Development rights and restricting to an 8 bed 8 person HMO and subject to all other conditions included:

240 Bolton Road, Bury, BL8 2PA

Change of use from dwelling (Class C3) to 8 bed house in multiple occupation (HMO) (sui generis) including extending/raising the roof over existing rear garage.

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 7.15pm and ended at 9.30pm)