

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 18th November 2025

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

Public Attendance: 25 members of the public and 2 members of the press were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor D Quinn.
Councillor D Green acted as a substitute representative for Councillor D Quinn.

PCC.2 DECLARATIONS OF INTEREST

There were no reported declarations of interest.

PCC.3 MINUTES OF THE MEETING HELD ON THE 21ST OCTOBER 2025

Delegated decision:

That the Minutes of the meeting held on the 21st October 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 72236, 72334 and 71784.

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 **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: -

Councillor B Ibrahim was absent from the meeting for the whole duration of this application on the agenda and took no part in the determination or voting.

Councillor G McGill in his role as Chair presided over a casting vote after the voting process was tied at 5 in favour of the Officer's recommendation and 5 against.

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

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

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: -

Coach House, Knowsley View, Knowsley Road, Bolton, BL2 5PT

Change of use from coach house to 3 no. 2 bed apartments; Raising ridge height on existing extension; Single storey front extension; Single storey side extension.

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 along with an additional condition in relation to soundproofing in the interests of residential amenity and subject to all other conditions included:-

10 Chiltern Drive, Bury, BL8 1QY

Change of use from residential property (Class C3) to Residential institutions - Childrens home for 2 no children (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 the supplementary information submitted along with an amended condition 10 in relation to the inclusion of swift bricks and subject to all other conditions included: -

Land to rear of 69 Sandy Lane/Lowther Court, Prestwich, Manchester, M25 9PS

Demolition of existing garages and erection of 2 no. dwellings

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 8.45pm)