

AGENDA FOR
PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

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

Dear Member/Colleague

Planning Control Committee

You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Tuesday, 16 December 2025
Place:	Peel Room, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members of the Planning Control Committee are asked to consider whether they have an interest in any of the matters on the Agenda and, if so, to formally declare that interest.

3 MINUTES OF THE MEETING HELD ON THE 18TH NOVEMBER 2025 *(Pages 3 - 6)*

The Minutes of the meeting held on Tuesday the 18th November 2025 are attached.

4 PLANNING APPLICATIONS *(Pages 7 - 160)*

Reports attached.

5 ARTICLE 4 DIRECTION PROPOSAL - HOUSES IN MULTIPLE OCCUPATION *(Pages 161 - 218)*

A report from the Head of Development Management is attached seeking authorisation for the making of an immediate Article 4 Direction to give greater planning controls over proposals for change of use from Use Class C3 (dwellinghouse) to Use Class C4 (HMO).

6 DELEGATED DECISIONS *(Pages 219 - 232)*

A report from the Head of Development Management on all delegated planning decisions since the last meeting of the planning control committee is attached.

7 PLANNING APPEALS *(Pages 233 - 256)*

A report from the Head of Development Management on all planning appeal decisions since the last meeting of the Planning Control Committee is attached.

8 URGENT BUSINESS

Any other business which by reason of special circumstances the Chair agrees may be considered as a matter of urgency.