

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 20th October 2026

Present: Councillor G Staples-Jones (in the Chair)
Councillors C Boles, A Chaudhry, P Davies, D Duncalfe,
M Hayes, B Ibrahim, D Quinn, J Roith and M Rubinstein

Public Attendance: No members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillors U Farooq and M Walsh.
Councillors A Chaudhry acted as a substitute representative for Councillor Farooq.

PCC.2 DECLARATIONS OF INTEREST

Councillor C Boles declared an interest in planning application 73392, Rose & Crown Inn, 36 Manchester Old Road, Bury, BL9 0TR as he knew an objector to the application.

He would therefore leave the meeting during deliberation of this application and take no part in the determination and voting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 1ST SEPTEMBER 2026

Delegated decision:

That the Minutes of the meeting held on the 1st September 2026 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 no supplementary information to add in respect of the applications.

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 subject to all other conditions included:-

Rose & Crown Inn, 36 Manchester Old Road, Bury, BL9 0TR

Change of use from pub (Sui Generis) to 3no. self-contained apartments

2. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report along with an additional condition in relation to suitable replacement trees and subject to all other conditions included:-

Sedgewell, Brandlesholme Road, Tottington, Bury, BL8 4DZ

Construction of single storey dwelling to the garden of Sedgewell, with associated site access

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 NATIONAL SCHEME OF DELEGATION

A further report from the Head of Development Management was submitted informing the Planning Control Committee of significant national changes to the way planning applications must be determined by local planning authorities in England. These changes were detailed in the report considered by Committee at its last meeting on the 1st September 2026 wherein the Committee resolved to note the report and to request that Full Council amend the Council's Constitution in line with the requirements of The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026. These Regulations were made on the 15th July 2026 and come into force on the 31st October 2026.

Delegated decision:

That the Planning Control Committee recommended to Full Council the proposed amendment to the Place Directorate Scheme of Delegation as set out in Appendix A of the report attached to the agenda pack.

PCC.8 URGENT BUSINESS

No urgent business was report.

PCC.9 SUPPLEMENTAL AGENDA ITEM- JOINT PLANNING COMMITTEE

The Head of Development Management submitted a supplemental agenda report outlining the draft arrangements and terms of reference for a Joint Planning Committee between Rochdale and Bury councils to determine planning and related applications at Northern Gateway, Places for Everyone sites JP Allocations 1.1 and 1.2.

Delegated decision:

That the Planning Control Committee noted the report and recommended that full Council approved the establishment of a Joint Planning Committee with Rochdale Council, in accordance with the draft Terms of Reference, to determine planning and related applications at Northern Gateway, Places for Everyone Allocations JPA 1.1 and JPA 1.2.

COUNCILLOR G STAPLES-JONES

Chair

(Note: The meeting started at 7.00pm and ended at 7.35pm)