

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 19 January 2016

Present: Councillor S Southworth (In the Chair)
Councillors J Black S Briggs, M D'Albert, J Harris,
R Hodgkinson, D Jones, A Matthews, E O'Brien,
C Preston, A Quinn R Skillen and Y Wright

Public attendance: 67 members of the public were in attendance

Apologies for absence: -

PCC.640 DECLARATIONS OF INTEREST

Councillor A Matthews declared and personal and prejudicial interest in respect of minute number PCC.642 (planning application number 59292) for the reason that the proposed development is adjacent to his home.

PCC.641 MINUTES

Delegated decision:

That the Minutes of the meeting held on 15 December 2015 be approved as a correct record and signed by the Chair.

PCC.642 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to the applications for planning permission.

Supplementary information was also submitted in respect of application numbers: 58647; 59240; 59249; 59296; 59345 and 59530.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker.

Councillors I Bevan and L Fitzwalter both spoke as ward representatives in respect of planning application number 59249.
Councillor S Walmsley spoke as a ward representative in respect of planning application number 59240.
Councillor M Whitby spoke as a ward representative in respect of planning application number 59296.

Prior to the Committee meeting, site Visits had taken place in relation to Planning Application 58647, 59249 and 59296.

Delegated decisions:

1. That **Approval** be given to the following applications in accordance with the reasons put forward by the Head of Development Management in the report and supplementary information submitted and subject to the conditions included:

58647 Brookhouse Mill, Holcombe Brook Tottington, Bury - Ramsbottom and Tottington - Tottington Ward

New warehouse building.

59240 Garage site at Greymont Road, Manchester - Whitefield & Unsworth – Unsworth Ward

Demolition of existing garages and erection of 9 dwellings with associated landscaping and car parking.

(Councillor Skillen left the meeting room during the consideration of the application and returned shortly after and did not take part in the decision.)

59241 Garage site between 22 and 24 Whalley Road, Whitefield

Whitefield & Unsworth – Unsworth Ward

Demolition of existing garages and erection of 5 bungalows with associated landscaping and car parking

59249 Garage site at Fern Street, Ramsbottom, Bury Ramsbottom and Tottington – Ramsbottom Ward

Demolition of existing garages and erection of 6 dwellings with associated landscaping and car parking.

Amendments were made to planning conditions 9 and 14 as follows:

Condition 9 (first bullet point): Full reconstruction of the widening section of Quarry Street to a specification and materials to be agreed including lifting and relocation of sets, incorporating the provision of a 5.5m min. wide carriageway, 1.8m min. wide footway, revised alignment adjacent to Plot 1 and the proposed car park access to tie into the existing kerblines, including revised limits to resurfacing, and all associated highway and highway drainage remedial works.

Condition 14: No development shall commence unless or until a scheme for security measures and external lighting, including the car park and proposed management and maintenance for the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the building hereby approved.

(During the Councillors discussion of the application, Councillor Hodgkinson read out a pre-prepared statement. The Locum Solicitor advised through the Chair that Councillor Hodgkinson should consider whether the pre-prepared statement had indicated pre-determination of the application. Councillor Hodgkinson accepted this position and decided that it did, then under instruction from the Chair left the meeting room and did not to take part in the decision making.)

**59296 Land at Mode Hill Lane, Whitefield, Manchester
Whitefield & Unsworth - Besses Ward**

Residential development 9 dwellings.

The following additional condition was included:

Condition 13. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

(Councillor A Matthews declared a personal and prejudicial interest in the application and left the room during the consideration and decision making.)

**59345 Rear of 1 Ivy Street, Ramsbottom, Bury
North Manor Ward**

Erection of 1 dwelling and associated car parking and landscaping.

**59355 474-504 Bury New Road, Prestwich, Manchester
Prestwich – Sedgley Ward**

Installation of mezzanine floor to be used as retail/pet care treatment and grooming facility, gas bottle store and alteration to existing shutter door.

**59438 49-53 Bury New Road, Prestwich
Prestwich – Sedgley Ward**

New parking arrangements and highway works; alterations to facade and entrance canopy/trolley store.

**59444 Dudley House, Clarkes Hill, Whitefield, Manchester
Whitefield and Unsworth – Pilkington Park Ward**

Single storey extension to existing cattery building.

**59453 Land adjacent to 11 Bowland Close, Bury
Bury West – Church Ward**

Erection of 1 dwelling (revised house type).

**59452 222 – 224 Dumers Lane, Radcliffe, Manchester
Radcliffe – East**

New shop front; roller shutters; new first floor access to the side elevation with additional window; alterations to the rear ground floor roof.

**59491 Bracken Trade Park, Dumers Lane, Bury
Bury East – Redvales Ward**

1 non-illuminated totem sign.

**59530 Land between 13 and 24 Scholes Walk, Prestwich,
Manchester**

Prestwich – Sedgely Ward

Erection of bungalow (resubmission).

**59535 609-621 Rochdale Old Road, Bury
Bury –East Ward**

2 internally illuminated canopy fascia signs (signs A and B); 6.5m high double sided internally illuminated free standing sign (retrospective) (Resubmission of application 59312).

2. That the following applications be refused:

**59475 Land at Spen Moor, Bury Road, Radcliffe, Manchester
Radcliffe – East Ward**

2 signs (hoardings) advertising new housing development (retrospective).

Reason: The sign is located in a position that would lead visitors to use the adjacent unmade access track to visit the site, which would, and has led to pedestrian and vehicular conflict (from unsafe manoeuvres) using the track. As such, the sign is detrimental to highway and pedestrian safety and would conflict with UDP Policies EN1/9 – Advertisements and HT6/1 – Pedestrian and Cyclist Movement

**59535 609-621 Rochdale Old Road, Bury
Bury –East Ward**

1 non illuminated canopy fascia sign (Sign C) Resubmission of application 59312).

Reason: Sign C by reason of its size and siting is seriously detrimental to the amenity of the residential properties to the rear

at 8 & 10 Winifred Avenue and is therefore contrary to the following policy of the Bury Unitary Development Plan: EN1/9 - Advertisements.

PCC.643 DELEGATED DECISIONS

A report from the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers.

Delegated decision:

That the report be noted.

PCC.644 PLANNING APPEALS

A report from the Head of Development Management was submitted listing a recently lodged Planning Appeal since the last meeting of the Planning Control Committee.

Delegated decision:

That the report be noted.

**CHAIR
COUNCILLOR SUSAN SOUTHWORTH**

(Note: The meeting started at 7.00 pm and ended at 9:05pm)