

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 19 April, 2016

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

Public attendance: 65 members of the public were in attendance

**Apologies for
absence:** Councillors Matthews and Jones

PCC.891 DECLARATIONS OF INTEREST

Councillor Quinn declared a prejudicial interest in respect of Planning application 59592 as a member of the Downs Syndrome Association. Councillor Susan Southworth declared prejudicial interest in respect of Planning Application 59693 following discussions with local residents in relation to this application. Councillor Black declared a personal interest in respect of planning application 59725 as a personal acquaintance of the applicant. Councillor Hodkinson declared a personal interest in respect of planning application 59788 as the owner of retail premises in Bridge Street, Ramsbottom.

PCC.892 MINUTES

Delegated decision:

That the Minutes of the meeting held on 15 March, 2016 be approved as a correct record and signed by the Chair.

PCC.893 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: 59160; 59550; 59592 and 59693.

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

Ward Councillors spoke on planning applications as follows:-

Councillor Tariq on planning application 59160;
Councillor Bevan on planning application 59550;
Councillor Hankey on planning application 59693;

Prior to the Committee meeting, Site Visits had taken place in relation to Planning Application 59160 and 59693.

Delegated decisions:

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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:

59565 Yesoiday Hatorah School, Bury New Road, Prestwich, Manchester - Prestwich - Sedgley Ward

Construction of gatehouse

59592 Masons Arms, 241 Walmersley Old Road, Bury - North Manor Ward

Change of use of former public house to a mixed use development comprising offices, training facility, cafe, with conservatory at rear; ancillary parking

(Note: Councillor Quinn, having declared a prejudicial interest in respect of this application, left the room during consideration of the application).

59616 110 Ainsworth Road, Bury - Bury West - Church Ward

Change of use from office (Class B1) to dental surgery (Class D1)

59725 142 Hollins Lane, Bury - Whitefield & Unsworth - Unsworth Ward

Outline application for the erection of 1 no. Detached dwelling

The decision to **Approve with Conditions** this application was subject to the addition of the following condition:-

Condition 11: No development shall commence unless or until details of a scheme for foul and surface water drainage including details of the drain/culvert, in terms of its position, integrity and depth in relation to the proposed dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and the dwelling shall not be occupied unless and until the approved drainage scheme is available for use.

Reason: The application contains insufficient information in relation to the culvert and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

(Note: Councillor Black, having declared a personal interest in respect of this application, left the room during consideration of the application).

59749 New Victoria Mills, Wellington Street, Bury - Bury West - Church Ward

Change of use of third floor from storage area (Class B8) to indoor cricket nets/ practice area (Class D2)

45 Bridge Street, Ramsbottom, Bury - Ramsbottom & Tottington - Ramsbottom Ward

Prior approval for proposed change of use from shop (A1) to cafe/restaurant (A3)

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(Note: Councillor Hodkinson, having declared a personal interest in respect of this application, left the room during consideration of the application).

59795 DW Sports, Angouleme Way, Bury - Bury East Ward

17 No. non-illuminated pole mounted car park management signs (retrospective)

59806 115-119 Bury Road, Radcliffe - Radcliffe East Ward

Raising of roof height of warehouse by 3.2m to create mezzanine storage level; a first floor office extension at front

59814 Woodfield Retail Park, Peel Way, Bury - Bury East - Moorside Ward

43 No. non-illuminated pole mounted car park management signs and banner sign (retrospective)

59839 1 Claybank Cottages, Cann Street, Tottington, Bury - Ramsbottom & Tottington - Tottington Ward

Single storey extension at side

2. That the following application be **Deferred** for a site visit and be considered at the next scheduled meeting of the Planning Control Committee:-

59550 The Paddock, Sheep Hey Farm, Leaches Road, Shuttleworth, Ramsbottom, Bury - Ramsbottom & Tottington - Ramsbottom Ward

Change of use of field to camping site including siting of 2 no. moveable portaloos and shower block

(Note: Prior to determination of this application, Councillor Briggs proposed that this application be deferred subject to a site visit. This proposal was seconded by Councillor Hodkinson. The Committee voted in favour of this proposal).

3. That the following applications be **Refused**:-

59693 Site of Olives Paper Mill, Tottington Road, Bury - Bury West - Elton Ward

Application to remove planning obligation under Section 106A of the Town and Country Planning Act 1990 to provide a bridge link across the Kirklees Brook

The decision to **Refuse** the application was made by the Committee in accordance with the reasons put forward by the Head of Development Management in the report and supplementary information submitted.

(Note: The Chair, Councillor Susan Southworth, having declared a prejudicial interest in respect of this application, left the room during

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consideration of the application. Councillor Briggs stood in as Chair of the Committee during consideration of this application).

59160 Greenfields, Dumers Lane, Bury - Bury East - Redvales Ward

Construction of lorry parking area, open material storage area, landscaping and security fencing

This application had been recommended by the Head of Development Management to be Approved with Conditions. The Committee debated a proposal not to accept the recommendation and to overturn the Officer recommendation of Approve with Conditions. The recommendation to refuse the application was proposed by Councillor Harris and seconded by Councillor Skillen and agreed by the Committee, for the following reason:-

Reason

1. The development would create an adverse impact upon residential amenity, in particular Nos 702 - 738 Whitefield Road, through noise arising from the proximity of the proposed industrial use and activities to existing residential properties, which would not be sufficiently mitigated by the proposed bund and the proposed hours of operation. Therefore, the proposed development would conflict with Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

PCC.894 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.895 PLANNING APPEALS

A report from the Head of Development Management was submitted listing all recent Planning Appeal decisions since the last meeting of the Planning Control Committee.

Delegated decision:

That the report be noted.

PCC.896 MEMBER TRAINING PROGRAMME

A report from the Head of Development Management was submitted providing details of the proposed training programme for the Planning Control Committee Members that will take place over the 2016/2017 Municipal year.

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Delegated decision:

That the report be noted.

THANKS TO THE CHAIR, COUNCILLOR SUSAN SOUTHWORTH

Councillor Wright, on behalf of all Members of the Committee thanked Councillor Southworth for Chairing the Committee during the 2015/16 Municipal Year.

**CHAIR
COUNCILLOR SUSAN SOUTHWORTH**

(Note: The meeting started at 7.00 pm and ended at 9.24 pm)