

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 24 May, 2016

**Present:** Councillor J Black (In the Chair)  
Councillors R Caserta, A Cummings, M D'Albert, S Haroon, J Harris, S Kerrison, C Preston, I Schofield, R Skillen

**Public attendance:** 22 members of the public were in attendance

**Apologies for absence:** Councillors Matthews, O'Brien and Wright

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**PCC.14 DECLARATIONS OF INTEREST**

Councillor Schofield declared a prejudicial interest in respect of Planning application 59550 as a personal acquaintance of the Applicant.

**PCC.15 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 19 April, 2016 be approved as a correct record and signed by the Chair.

**PCC.16 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: 59550, 59661, 59811, 59896, 57104.

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 Daly on planning applications 59896 and 57104.

Prior to the Committee meeting, Site Visits had taken place in relation to Planning Applications 59550, 59896 and 59897.

**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:

**59550 The Paddock, Sheep Hey Farm, Leaches Road, Shuttleworth, Ramsbottom - Ramsbottom and Tottington - Ramsbottom Ward**

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

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

Condition 12: No development shall commence unless or until a plan detailing 20 pitches has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan and number of pitches. Reason. In the interests of visual amenity and highway safety pursuant to Policy EN1/2 of the Bury Unitary Development Plan and Section 9 of the National Planning Policy Framework.

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

**59661 260 Bury New Road, Whitefield, Manchester - Whitefield & Unsworth - Pilkington Park Ward**

Change of use from bank (Class A2) to restaurant and bar (Class A3/A4), single storey extension at the side and rear; associated parking

**59756 Rico House, George Street, Prestwich, Manchester - Prestwich - Sedgley Ward**

Erection of extension to create a mansard roof to provide additional floor to existing building; external covered staircase; creation of 15 no. Car parking & 10 cycling spaces

**59811 Ryalux Carpets, Mossfield Mill, Chesham Fold Road, Bury - Bury East - Moorside Ward**

Infilling of existing loading bay and extension of access road; installation of vehicle wash bay

**59863 Slatterys Pattissier, 197 Bury New Road, Whitefield, Manchester - Whitefield & Unsworth - Pilkington Park Ward**

Store room extension at side

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

Condition 7: No development shall commence unless and until a scheme for the provision of the storage of refuse bins has been submitted to and approved in writing by the Local Planning Authority. The approved scheme only shall be implemented and made available for use on first commencement of the development hereby approved. Reason. Information has not been provided at application stage to demonstrate there is sufficient area within the site to store refuse bins, pursuant to Bury Unitary Development Plan Policies HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.

**59896 Units 1-4, Westgate Avenue, Ramsbottom, Bury - North Manor Ward**

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Change of house types on plots 1-7 inclusive of planning permission 57104

**59897 Units 1-4, Westgate Avenue, Ramsbottom, Bury - North Manor Ward**

Change of house types on plot 8 of planning permission 57104

**59919 Bury and Whitefield Jewish Primary School, School Close, Bury - Whitefield & Unsworth - Unsworth Ward**

Erection of 2.4m high security fence/small section 3m high with manual and electronic gates

**59928 Former garage colony sites at Mayfair Avenue, Radcliffe, Manchester - Radcliffe North Ward**

Erection of 8 no. Dwellings with 2 no. sites

**PCC.17 DELEGATED DECISIONS**

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

**Delegated decision:**

That the report be noted.

**PCC.18 PLANNING ENFORCEMENT**

The Head of Development Management submitted a report which provided statistical information on Enforcement activity between 1<sup>st</sup> January, 2016 and 31<sup>st</sup> March, 2016.

**Delegated decision:**

That the report be noted.

**PCC.19 DEVELOPMENT MANAGEMENT UPDATE**

The Head of Development Management submitted an annual update report which set out the key matters and changes that affect the Development Management Team and processes and therefore by default, the Planning Control Committee.

**Delegated decision:**

That the report be noted.

**CHAIR  
COUNCILLOR JANE BLACK**

**(Note: The meeting started at 7.00 pm and ended at 8.16pm)**