

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 30 August, 2016

Present: Councillor A Cummings (In the Chair)
Councillors R Caserta, S Haroon, J Harris, S Kerrison,
A Matthews, E O'Brien, C Preston, I Schofield and Y
Wright

Public attendance: 6 members of the public were in attendance

**Apologies for
absence:** Councillors J Black, M D'Albert and R Skillen

PCC.189 APPOINTMENT OF CHAIR

In the absence of Councillor Black the Committee was asked for nominations for a Chair for the meeting.

Councillor O'Brien moved Councillor Cummings as Chair and this was seconded by Councillor Matthews.

Delegated decision:

That Councillor Cummings be appointed as Chair of the meeting.

PCC.190 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.191 MINUTES

Delegated decision:

That the Minutes of the meeting held on 26 July, 2016 be approved as a correct record and signed by the Chair.

PCC.192 PLANNING APPLICATIONS

A report from the Head of Development Management was submitted in relation to the applications for planning permission. Supplementary information was also submitted in respect of application numbers: 60181; 60183; 60212; 60216 and 60310.

The Head of Development Management gave a verbal update relating to application 60212. The Committee was informed that as the application was unusual for the reason that the development site is located within the boundaries of Bury and Rossendale. Two separate applications had been submitted to the respective planning departments of each authority. The agenda and the supplementary information circulated had indicated approval of the application. However, prior to the meeting a discussion had taken place with planning officers at Rossendale BC where concerns had been raised on the Rossendale BC planning application regarding the layout of houses which may impact on the Bury Council planning

application. Having considered this information the Head of Development Management recommended the deferral of the application until full details of the proposals of the Rossendale BC planning application were available and an assessment was made on any impact this may have on the Bury Council planning application.

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

Delegated decisions:

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

60181 Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury – Ramsbottom and Tottington – Tottington Ward

Variation of condition 2 (approved plans) of planning permission ref 55803 for proposed new 53 bed unit, 3 storeys high adjacent to existing residential home; various home: Various amenities to the scheme including window and door position, number of bed spaces and the relocation of on-site refuse/recycling store and its construction detail.

60183 Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury – Ramsbottom and Tottington - Tottington Ward

Surfacing of existing car park to existing care home, including kerbs and edgings and replacement of existing external lighting

60216 Side of 64 Polefield Road, Prestwich, Manchester - Prestwich – Holyrood Ward

Erection of 1 detached dwelling at side, New driveway/ vehicular access to no. 64

60310 558 Bury New Road, Prestwich, Manchester – Prestwich – St Mary's Ward

Change of use from car repairs to tile centre (Sui generis) (storage distribution and sale of hard wall and floor finishes and associated products), external alterations.

2. That the following application be deferred until details of the related planning application made to Rossendale Borough Council are available to Bury Council Development Control in order for planning officers to assess it and make a suitable recommendation to the Development Control Committee in relation to this application

60212 Croft End Mill, Bolton Road North, Stubbins, Bury – Ramsbottom and Tottington - Ramsbottom Ward

Demolition of existing buildings and erection of 11 dwellings with associated garages and parking along with associated engineering works including the infilling of the filter beds.

PCC.193 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.194 PLANNING APPEALS

A report from the Head of Development Management was submitted detailing all Planning Appeals Lodged and Determined by the Planning Inspectorate since the last meeting of the Planning Control Committee.

Delegated decision:

That the report be noted.

PCC.195 PLANNING ENFORCEMENT

A report from the Assistant Director of Resources and Regulation (Localities) was submitted providing annual statistical information on Planning Enforcement Activity for the year 1 April 2015 and 31 March 2016. The report also provided a comparison to National Planning Enforcement activity throughout the same period.

Delegated decision:

That the report be noted.

PCC.196 ARTICLE 4 DIRECTION CONFIRMATION OF ORDER – HOLCOMBE CONSERVATION AREA

A report from the Assistant Director of Resources and Regulation (Localities) was submitted seeking confirmation of the Order for an Article 4 Direction. The Direction gives greater planning controls over development in the Holcombe Conservation Area.

The making of the Order has been publicised and the report submitted provides the next steps and responses received as a result of carrying out the necessary publicity.

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Delegated decision:

That authority be given for the Confirmation of a non-immediate direction under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, to remove the permitted development rights outlined in Appendix 1 in relation to the Holcombe Brook Conservation Area, which is identified edged red on the plan attached to Appendix 2 of the report submitted.

**CHAIR
COUNCILLOR TONY CUMMINGS**

(Note: The meeting started at 7.00 pm and ended at 7.40 pm)