

**Minutes of:**                   **Planning Control Committee**

**Date of Meeting:**   25 October, 2016

**Present:**                   Councillors J Black (Chair), B Caserta, M D'Albert, J Harris, S Haroon, S Kerrison, E O'Brien, C Preston, R Skillen and I Schofield

**Public attendance:** 28 members of the public were in attendance

**Apologies for absence:**                   Councillors A Cummings and Y Wright

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**PCC.           DECLARATIONS OF INTEREST**

Councillor Preston declared a prejudicial interest in respect of planning application 60425, as a member of the Killelea House Transformation Board. Councillor Haroon declared a prejudicial interest in relation to planning application 60413 as an objector to the previous planning application relating to this site. Councillor Haroon was not a member of the Planning Control Committee when the previous planning application relating to 60413 was determined by the Committee.

**PCC.           MINUTES**

**Delegated decision :**

That the Minutes of the last meeting held on 27 September, 2016 be approved as a correct record and signed by the Chair.

**PCC.           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: 59633, 59715, 59951, 60194, 60482, 60508, and 60556.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to 3 minutes for each speaker.

Prior to the Committee meeting, site visits had taken place in relation to planning applications 59951 and 60482.

Councillor Tariq spoke as a Ward representative in respect of planning application 60482.

**Delegated decision:**

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 the supplementary information submitted and subject to the conditions included:

**59633 Land at rear of 315 Bury Old Road, Prestwich - Prestwich Holyrood Ward**

Erection of 4 no. dwellings

The decision to Approve the application included an amendment to Condition 15. To read as follows:

Condition 15: Notwithstanding the details indicated on approved plan reference DA15149.1.002 Revision 2, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Revised arrangements at the junction of Henry Street with Bury Old Road to improve the southerly radius, ensure that two vehicles can pass each other on the unadopted section of Henry Street between Bury Old Road and the existing building and provide a segregated pedestrian route from the adopted highway incorporating the provision of bollards at the back of the facility, including all associated highway drainage remedial works;
- Formation of the proposed segregated pedestrian route along the south-easterly side of Henry Street to the interface with the adopted footway on Henry Street including all associated highway remedial works;
- Formation of the car park access incorporating an inward opening gate.

The details subsequently approved shall be implemented to an agreed programme. Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

**59951 1 Glenmere Close, Prestwich - Prestwich St Mary's Ward**

Change of use from 6 bed HMO to 8 bed HMO with creation of additional car parking space and 6 no. cycle spaces

**60156 The Roundhouse, Bradshaw Road, Walshaw, Tottington, Bury - Ramsbottom & Tottington - Tottington Ward**

Variation of condition no.2 (approved drawings) of planning permission 54249: This decision relates to proposed plans (received on 12 July, 2016) and the development shall not be carried out except in accordance with the drawings hereby approved.

(Note: Councillor Harris proposed an alternative motion - to refuse the planning application on the grounds that the position, height and style of the extension is detrimental to the Greenbelt in view of the Ministerial Statement issued in December, 2015. The alternative motion, proposed by Councillor Harris was not seconded and was rejected by the Committee).

**60413 34 Parkhills Road, Bury - Bury East - Redvales Ward**

Two storey extension at side and rear; Excavation of front garden to allow formation of new vehicular and pedestrian access onto Horne Street.

**60414 106 Park Road, Prestwich - Prestwich - Sedgley Ward**  
Conversion of residential house to 6 no. apartments

**60425 Killelea House, Brandlesholme Road, Bury - Bury West - Elton Ward**

First floor extension and remodelling of building with new main entrance at front; Creation of outdoor covered outdoor therapy area and outdoor terrace; New roadway within the site, widening access from Brandlesholme Road and additional on site parking; Lighting to external areas; Refuse storage compound and cycle racks accessed from existing service road rear and demolition of 2 no. existing garages

The decision to Approve the application included the addition of the following Condition:

Condition 1: The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

(Note: Councillor Preston left the room during consideration of the application, having declared a prejudicial interest).

**60482 Thumbs Up (Bury) Ltd, Greenfields, Dumers Lane, Bury - Bury East - Redvales Ward**

Proposed trailer storage area and open material storage, erection of landscaped perimeter bunding and acoustic/security fencing

(Note: Councillor Haroon left the room during consideration of the application, having declared a prejudicial interest).

**60508 Harper Fold Farm, Lavender Street, Radcliffe - Radcliffe West Ward**

Proposed barn conversion to form 2 no. new dwellings

**60509 Harper Fold Farm, Lavender Street, Radcliffe - Radcliffe West Ward**

Proposed indoor riding school/ménage

**60556 Land off Roach Bank Road, Bury - Whitefield - Whitefield & Unsworth Ward**

Full planning application for an industrial unit for a food production facility with ancillary offices, associated parking, service yards and landscaping

That the Committee be Minded to Approve the following applications in accordance with the reasons put forward by the Head of Development Management in the report and the supplementary information submitted and subject to the conditions included:

**59715 Redisher Works, Holcombe Old Road, Ramsbottom - Ramsbottom & Tottington - Ramsbottom Ward**

Demolition of existing buildings and erection of 22 no.dwellings including works to culverted watercourse

**60194 Plots 1 & 2, Shrewsbury Road, off Lowther Road, Prestwich - Prestwich - St Mary's Ward**

Variation of Condition no.2 (approved drawings) of planning permission 56691 to change the construction type and position of section of retaining wall behind plots 1 & 2 and revisions to the vehicle access gates (swing to sliding) and addition of lighting on columns to gates

**PCC. DELEGATED DECISIONS**

A report from the Head of Development Management was submitted listing all recent Planning application decisions made by Officers using delegated powers. It was reported that number of delegated decisions had increased from last month and Officers had completed the quarterly returns with 100% of applications being determined within the statutory time limits. The Head of Development Managements congratulated the Officers for maintaining these performance levels.

Both The Head of Development Management and the Principal Planning Officer had recently attended a training session by Heads of Planning in Scotland in Birmingham, the aim being to improve planning authority performance by learning from top performing authorities in England.

The Chair congratulated to Development Management Team for their performance and commented how responsive the Officers were when contacted by Members of the Council to assist in dealing with queries from local residents.

**Delegated decision:**

That the report be noted and that the Officers be thanked for their high turnover and speed of processing applications which has consistently led to Bury being ranked as one of the top performing Planning Authority's within the country.

**PCC. 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.

**CHAIR**  
**Councillor J Black**

**(Note: The meeting started at 6.00 pm and ended at 8.18 pm)**