

Minutes of: **Planning Control Committee**

Date of Meeting: 22 November, 2016

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

Public attendance: 45 members of the public were in attendance
(Note: Members of Preston City Council's Planning Committee were in attendance to observe the meeting)

Apologies for absence: Councillors Matthews and Wright

PCC.371 DECLARATIONS OF INTEREST

Councillor Schofield declared a prejudicial interest in respect of planning application 60601. Councillor Schofield lives in close proximity to the premises relating to this planning application.

PCC.372 MINUTES

Delegated decision :

That the Minutes of the last meeting held on 25 October, 2016 be approved as a correct record and signed by the Chair.

PCC.373 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: 59869, 60222, 60370, 60512, 60675, 60681.

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 59869, 60370 and 60601.

Councillor Bevan spoke as a Ward representative in respect of planning application 60370.

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:

60139 10-14 Water Street, Radcliffe, Manchester - Radcliffe East Ward

Change of use of former public house and first floor flat to form 6 no. Apartments and creation of 6 no. Car parking spaces

60222 Swintex Limited, Derby Works, Manchester Road, Bury - Bury East - Redvales Ward

Extension to existing factory to provide space for extra machinery and storage

The decision to approve the application included an amendment to Condition 8, to read as follows:-

Condition 8: No development shall commence unless and until a programme of works, setting out the details and schedule of repair works to the access road to the rear yard have been submitted to and approved in writing by the Local Planning Authority. The approved programme of works shall be carried out in full to the satisfaction of the Local Planning Authority.

Reason. To ensure good highway design in the interests of road safety pursuant to UDP Policy EC3/1 Measures to Improve Industrial Areas.

60370 Land to West of Manchester Road, Ramsbottom, Bury - Ramsbottom & Totlington - Ramsbottom Ward

Outline - residential development including means of access only

(Note: Councillor Harris proposed an alternative motion - to refuse the planning application on the grounds of loss of protected open land which would be detrimental to the area and contrary to the Unitary Development Plan (UDP). The alternative motion, proposed by Councillor Harris was seconded by Councillor Caserta and following a vote, was rejected by the Committee).

60512 Spenside, Bury and Bolton Road, Radcliffe, Manchester - Radcliffe East Ward

Erection of 5 no. detached dwellings

60515 Kenyans Farm, 300 Bolton Road, Totlington, Bury - North Manor Ward

Erection of 1 no. detached dwelling

60576 Brook House, 122 Hollins Lane, Bury - Whitefield & Unsworth - Unsworth Ward

Partial demolition and conversion of existing dwelling into 2 no. dwellings and construction of 1 no. dwelling and 1 no. bungalow and creation of 7 no. parking spaces

60601 Eagle and Child, 3 Whalley Road, Shuttleworth, Ramsbottom, Bury - Ramsbottom & Tottington - Ramsbottom Ward

Change of use of first floor to bed and breakfast creating 5 bedrooms with Juliet balcony to 2 bedrooms and single storey extension to rear

The decision to approve the application included a new condition, to read as follows:-

Condition 6: The fencing on the boundary with Cheshire Court shall be retained and maintained in situ thereafter.

Reason. To protect residential amenity pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

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

60645 1 Tithebarn Street, Bury - Bury East Ward

Change of use from shop (Class A1) to Private Hire booking office (sui generis)

60675 20 Moss Shaw Way, Radcliffe, Manchester - Radcliffe North Ward

Change of use from A1 (shop) to A5 (hot food take away) with flue to rear elevation

60681 Land at Garden Street, Ramsbottom, Bury - Ramsbottom & Tottington - Ramsbottom Ward

Construction of 4 no. Industrial units (B1 business and light industrial and B8 storage and distribution) with offices at first floor following demolition of existing workshop (B2))

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:

59869 JLT House, Brook Street, Radcliffe, Manchester - Radcliffe East Ward

Residential development comprising 22 no. dwellings

That the following Application be **deferred** to be considered at a future meeting of the Planning Control Committee:-

60426 258 Whalley Road and Adjacent Land, Shuttleworth, Ramsbottom, Bury - Ramsbottom & Tottington - Ramsbottom Ward

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Erection of 1 no. Dwelling; First Floor patio and garden to no. 258
Whalley Road

PCC.374 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.375 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.

CHAIR
Councillor J Black

(Note: The meeting started at 7.02 pm and ended at 8.02 pm)