

**Minutes of:** **PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 20 December, 2016

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

**Public attendance:** 20 members of the public were in attendance

**Apologies for absence:** Councillors S Haroon & E O'Brien

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**PCC.419 DECLARATIONS OF INTEREST**

Councillor Kerrison declared a personal and prejudicial interest in planning application 60654 as the applicant is known to Councillor Kerrison in a personal capacity.

**PCC.420 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 22 November, 2016 be approved as a correct record and signed by the Chair.

**PCC.421 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: 60212; 60226, 60424, 60426, 60570, 60636, 60654, 60717, 60736.

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

Prior to the Committee meeting, Site Visits had taken place in relation to Planning Application 60424 and 60426.

**Delegated decisions:**

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:

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

Demolition of existing buildings and erection of 11 no. dwellings with associated garages and parking along with associated engineering works including the infilling of the filter beds

**60226 1A Nursery Road, Prestwich, Manchester – Prestwich – Holyrood Ward**

Demolition of existing bungalow and erection of new two storey dwelling

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

Erection of 1 no. dwelling; First floor patio and garden to no. 258 Whalley Road

**60570 Cygnet Hospital, High Bank, Bury – Bury West – Church Ward**

Part two storey and single storey 18 bed low secure accommodation with offices and associated facilities and two storey gatehouse together with internal access route, car parking and associated works following demolition of the existing Whitehouse and Gatehouse

**60636 132 Walmersley Road, Bury – Bury East – Moorside Ward**

Conversion of property into 4 no. apartments

**60654 Laburnum House, 1 – 3 Wells Street, Bury – Bury East – Redvales Ward**

Change of use of existing nursing/care home (Class C2) to an 11 bedroom house in multiple occupation (HMO)

(Note: Councillor Kerrison left the room during consideration of the application by the Committee, having declared a prejudicial interest)

**60672 13 – 15 Ainsworth Road, Radcliffe, Manchester – Radcliffe West Ward**

Change of use of ground floor vacant shop (A1) to hot food takeaway (A5)

**60685 Penine Fold Mill, Bradley Lane, Radcliffe, Bolton – Radcliffe North Ward**

Erection of entry porch at side entrance

**60710 Al Bosco, 2 – 4 Robin Road, Summerseat, Ramsbottom, Bury – North Manor Ward**

Erection of first floor balcony to front elevation

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**60736 Rear of plots 6 & 7, site of Units 1 – 4 Westgate Avenue, Ramsbottom, Bury – North Manor Ward**

Erection of garage to plots 6 & 7

That the following application be **Approved subject to the provisions of the Unilateral Undertaking signed and dated 9<sup>th</sup> December, 2016** 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:

**60424 Land adjacent to Warth Road, Bury – Bury East – Redvales Ward**

Residential development (Class C3) comprising 65 no. dwellings incorporating 4 no. four bed houses, 10 no. three bed houses, 21 no. two bed houses and 30 no. one bed apartments with associated infrastructure and incidental open space including a new estate road and vehicular and pedestrian access off Warth Road

That the Committee be **Minded to Approve** the following application 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:

**60717 Land between Geoffrey Street, Taylor Street & Brook Street, Bury – Bury East – Moorside Ward**

Outline residential development of up to 26 units, 50% of which will be starter homes, details of access

**PCC.422 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.423 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.

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**PCC.424 ENVIRONMENTAL DESIGNATION UPDATE: SITES OF SPECIAL SCIENTIFIC INTEREST (SSSIs); SITES OF BIOLOGICAL IMPORTANCE (SBI) 2015 REVIEW; REGIONALLY IMPORTANT GEOLOGICAL SITES (RIGS)**

The Assistant Director (Localities) submitted a report providing an update on three environmental designations within the Borough, Sites of Special Scientific Interest (SSSIs), Sites of Biological Importance (SBIs) and Regionally Important Geological Sites (RIGS). It was reported that Holcombe Moor, part of the West Penine Moors had been designated an SSSI.

**Delegated decision:**

That the Planning Control Committee approves the changes to the SBI register; approves the designation of Gorses Quarry as a RIGS site; and notes the designation of the West Penine Moors as a SSSI.

**PCC.425 PLANNING ENFORCEMENT**

A report from the Head of Development Management was submitted providing statistical information on Planning Enforcement activity between 1 July, 2016 and 30 September, 2016.

**Delegated decision:**

That the report be noted.

**CHAIR  
COUNCILLOR J Black**

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