

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 24 January, 2017

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

**Public attendance:** 65 members of the public were in attendance

**Apologies for absence:** Councillors A Matthews and R Skillen

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**PCC.501 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**PCC.502 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 20 December, 2016 be approved as a correct record and signed by the Chair.

**PCC.503 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: 60045, 59412, 60708, 60784, 60836, 60929.

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 Applications 60045 and 60708.

Councillors Silbiger and Quinn spoke as Ward Councillors in respect of Planning Application 60045. Councillor Tariq spoke as a Ward Councillor in respect of Planning Application 60732.

**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:

**60527 Unit 5, Croft Lane Industrial Estate, Croft Lane, Bury – Whitefield & Unsworth – Unsworth Ward**

Change of use from light industrial (Class B1) and general industrial (Class B2) to personal training studio (Class D2)

**60567 Prestwich Heys A.F.C, Adie Moran Park, Sandgate Road, Whitefield, Manchester – Prestwich – Holyrood Ward**

Variation of conditions 4, 6 & 11 of planning permission 59412

**60688 29 Bolton Road, Bury – Bury West – Church Ward**

Change of use from A1 (retail) to A5 (hot food takeaway) with addition of flue to rear elevation

The decision to Approve with Conditions this application is subject to the addition of the following Condition, agreed by the Committee at the meeting:-

Condition 6 : No development shall commence unless and until a scheme for the storage of bins and refuse has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be constructed and completed in accordance with approved plans prior to the commencement of the development and maintained thereafter.

Reason. No details of bin and refuse storage has been submitted to ensure adequate provision for the storage and disposal of refuse and customer litter pursuant to Policy S2/6 - Food and Drink.

**60708 Former Ramsbottom Police Station, Bridge Street, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward**

Demolition of former police station and erection of building to include 2 no. shop units with 8 no. apartments above

**60732 Hatfields, Manchester Road, Bury – Bury East – Redvales Ward**

Demolition of showroom section of existing facility and erection of new showroom, refurbishment and extension of workshop to include new MOT and valet bays and amendments to site parking and display layouts

**60784 41 Bury Old Road, Ainsworth, Bolton – Radcliffe North Ward**

Change of use of stables to dwelling with single storey extension

**60810 Land at Bolton Street/Holly Bank Street, Radcliffe, Manchester – Radcliffe West Ward**

Erection of 9 no. garages

**60836 7 Fairfax Road, Prestwich, Manchester – Prestwich – St Mary’s Ward**

Change of use from Citizens Advice Bureau (Class A2) to wine bar (Class A4) and alterations to front/rear elevations

The decision to Approve with Conditions this application is subject to an amendment to Condition 3, to read as follows:-

Condition 3: Before the Class A4 use hereby approved commences, a noise assessment, including sound insulation testing of the party walls in accordance with Regulation 41 (Sound Insulation Testing) of Building Regulations Approved Document E, shall be submitted to and approved in writing by the Local Planning Authority. Any acoustic treatment recommended in the assessment shall be implemented in full before the use commences.

Reason. To protect the amenities of the neighbouring sound sensitive use at No.5 Fairfax Road pursuant to UDP Policy EN7/2 Noise Pollution.

**60878 Land adjacent to 12 Est Bank Road, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward**

Change of use of land for the extension of residential curtilage and erection of boundary fencing

**60870 Land adjacent to 361 Bolton Road West, Ramsbottom, Bury - Ramsbottom & Tottington – Ramsbottom Ward**

Change of use of land for the extension of residential curtilage and erection of boundary fencing

**60929 478 Bury Old Road, Prestwich, Manchester – Prestwich – Holyrood Ward**

Alterations to shop front, conversion from 1 no. unit to 2 no. units and change of use from retail (Class A1) to retail and hot food takeaway (Class A1 & A5) with flue at rear

**60939 Land adjacent to 32 Nuttall Street, Bury – Bury East Ward**

Erection of 1 no. attached dwelling

**60957 Fairfield Primary School, Rochdale Old Road, Bury – Bury East Ward**

Classroom extension and covered corridor; Replacement parking spaces at front

That the following Planning Application be **Deferred** for further discussions to take place between the Applicant and relevant Officers of the Council in relation to parking/highways issues :-

**60045 Texaco Petrol Station, Bury Old Road, Prestwich, Manchester – Prestwich – Sedgley Ward**

Demolition of existing structures and erection of 2 retail (A1) units and synagogue with associated car parking, landscaping and access arrangement

(Note: This planning application had an Officer recommendation - to Refuse the application. During consideration by the Committee, the meeting was adjourned for a short time following a proposal to defer the application to enable further discussion and investigation of the parking issues raised. The Applicant agreed to this proposal which was formally proposed by Councillor Caserta and seconded by Councillor O'Brien. The Committee voted unanimously in favour of the proposal to defer the application and no further discussions took place at the meeting in respect of the planning application.)

**PCC.504 DELEGATED DECISIONS**

A report from the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers. Councillor Harris sort clarification as to the decision relating to planning application 60896 which was provided at the meeting. Councillor Wright requested further details relating to the delegated decision in respect of planning application 60779.

**Delegated decision:**

That the report be noted.

**PCC.505 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.

**PCC.506 PLANNING ENFORCEMENT CHARTER**

The Assistant Director (Localities) submitted a report seeking to update the Planning Enforcement Charter, both to bring it up to date with current legislation and National guidance and also to better reflect the processes and procedures of the Enforcement Team. The Chair informed the meeting that this was a Council decision, delegated to the Planning Control Committee.

**Delegated decision:**

That the Planning Control Committee approve the Charter's standards and adopt the updated Planning Enforcement Charter.

**CHAIR  
COUNCILLOR J Black**

**(Note: The meeting started at 7.05 pm and ended at 9.10 pm)**