

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 22nd May, 2018

Present: Councillor C Preston (In the Chair)
Councillors A Cummings, M D'Albert, J Harris, S Haroon, K Thomas, J Walker, I Schofield, R Skillen and Y Wright

Public attendance: There were 50 members of the public were in attendance

Apologies for absence: Councillors M Hayes and S Nuttall

PCC.01 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.02 MINUTES

Delegated decision:

That the Minutes of the meeting held on 24th April, 2018 be approved as a correct record and signed by the Chair.

PCC.03 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to the applications for planning permission. Supplementary information was also submitted in relation to planning applications 62473, 62565, 62615 and 62652.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker. Councillors Sarah Southworth spoke as a ward representative in relation to planning application 62546; Councillor Daly in respect of application 62473 and Councillor Tariq on application 62615.

Prior to the Committee meeting, a site visit took place in respect of planning application 62546.

Delegated decisions:

1. That the Committee **Approve** 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:-

62554 1 Parkhills Road, Bury – Bury East – Redvales Ward

Change of use from shop unit (Class A1) to café/ice cream parlour (Class A3) (Groundfloor only)

62557 45 Bury Old Road, Prestwich, Manchester – Prestwich – Sedgley Ward

Extensions and change of use to existing dwelling to form a post graduate study centre (Class D1); Formation of new vehicular access from Kings Road

62565 Land adjacent to 411 Manchester Road, Bury & 10 Fletcher Fold Road, Bury – Bury East – Redvales Ward

Change of use of land (Goshen Lane) adjacent 411 Manchester Road and 10 Fletcher Fold Road to garden; New boundary fences, walls and railings

Note: Councillor J Walker proposed an amendment to Condition 1 to alter the time limit for the development to begin to allow access for residents. This proposal was not seconded, therefore the Committee voted on the Officer recommendation to Approve with Conditions the application.

62615 1 Inman Street, Bury – Bury East – Redvales Ward

Change of use from single dwelling to 6 bed House of Multiple Occupation (HMO) with conversion of garage to rear to living accommodation and erection of pitched roof

Note: Councillor Tariq spoke as a ward representative.

The decision to approve with conditions the application is subject to the addition of the following condition:-

Condition 3: A scheme of sound insulation of the party walls and between floors/ceilings shall be submitted to and approved by the Local Planning Authority before development hereby approved commences. The scheme shall be designed in accordance with Building Regulations Approved Document E (2015), and shall be implemented and in place before the first occupation of the premises.

Reason. Details have not be provided and to reduce nuisance from noise to the occupiers of the adjoining dwelling pursuant to NPPF and UDP Policy EN7/2 Noise Pollution.

62634 4 Glebelands Road, Prestwich, Manchester – Prestwich – Holyrood Ward

Change of use from residential care home (C2) to 11 bed House of Multiple Occupation (HMO)

62652 Land adjacent to 16A Watling Street, Tottington, Bury – Ramsbottom & Tottington – Tottington Ward

Erection of 2 no. pigeon lofts and 2 no. sheds and storage container

Note: The Officer recommendation was a **Split Decision** – to **Approve with Conditions** Proposal A: Erection of 2 no. pigeon lofts and 2 no. sheds and **to Refuse** Proposal B: Erection of storage container. The Committee voted unanimously in favour of the Officer recommendation.

Note: Councillor Haroon left the meeting after consideration of this application.

62673 4 Woodthorpe Court, Prestwich, Manchester – Prestwich – Sedgley Ward

Two storey and first floor side extension

2. 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 supplementary information submitted and subject to the conditions included:-

62546 Land adjacent to 436 Walmersley Road, Bury – Bury East – Moorside Ward

Erection of 6 no. dwellings

Note: Councillor Sarah Southworth spoke as a ward representative.

3. That the following application be **deferred** to the next scheduled meeting of the Planning Control Committee: -

62473 Bramley Fold Farm, Hawkshaw Lane, Tottington, Bury – North Manor Ward

Two storey extension at rear and two storey extension at side;
Alterations to existing shed; Repositioning of access gates

Note: Councillor Daly spoke as a ward representative.

Note: The application was deferred for a site visit. Following the speakers' addresses to the Committee, Councillor Harris proposed the site visit and this was seconded by Councillor D'Albert. The Committee voted unanimously in favour of the site visit and no further discussions took place in relation to this application.

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PCC.04 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.05 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 C Preston**

(Note: The meeting started at 7.00 pm and ended at 8.15 pm)