

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 18<sup>th</sup> December, 2018

**Present:** Councillor C Preston (In the Chair)  
Councillors J Harris, S Haroon, M Hayes, G  
McGill, I Schofield, K Thomas, J Walker

**Public attendance:** 34 members of the public in attendance

**Apologies for  
absence:** Councillors Cummings, Skillen, Nuttall, Wright  
and D'Albert

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**PCC.280 DECLARATIONS OF INTEREST**

Councillor Schofield declared a personal interest in planning application 63407 as he is a friend of the applicant. Councillor Schofield left the room during consideration of the application. Councillor Walker declared a predetermination in relation to planning application 62969 in his role as the Chair of Radcliffe Regeneration Committee and his statements of support of the application. Councillor Walker left the room during consideration of the application.

**PCC.281 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 13<sup>th</sup> November, 2018 be approved as a correct record and signed by the Chair.

**PCC.282 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 62969, 63280, 63308, 63309 and 63407.

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 took place in respect of planning applications 62969, 63376, 63308 and 63309.

**Delegated decisions:**

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

**62969 East Lancs Paper Mill, Church Street East, Radcliffe, Manchester – Radcliffe East Ward**

Outline application for up to 400 residential dwellings including details of vehicular access (all other matters reserved) and associated works including relocation of cricket pitch, including pavilion, provision of open space and sports facilities and demolition of existing building and structures

Note: Condition 45 listed in the supplementary agenda was a duplicated condition which would be deleted, and all other conditions renumbered as appropriate.

**63280 Land at Lodge Side, Bury – Bury West – Church Ward**

Erection of shed

Note: Prior to consideration of the application, Councillor Harris proposed a site visit in relation to this application which was seconded by Councillor Schofield. The Committee voted on the site visit proposal which was not supported at the vote.

**63308 The Grant Arms, 11 Market Place, Ramsbottom, Bury – Ramsbottom and Tottington – Ramsbottom Ward**

Change of use from hotel/public house (Class A4) to financial and professional services (Class A2); External alterations

Note: The application is Approved with Conditions subject to the addition of the following condition:

Condition 7: Notwithstanding the provisions of the approved plan C-0378-09 Rev E, the horizontal sign located directly underneath the clock on the front elevation shall be retained in situ.

Reason. To preserve the historic fabric and character of the Grade II Listed Building pursuant to Bury Unitary Development Plan Policies EN1/1 - Visual amenity, EN2/1 - Character of Conservation Areas, EN2/2 Conservation Area Control, EN2/3 – Listed Buildings and chapter 16 - Conserving and enhancing the historic environment of the NPPF.

**63407 The Paddock, Sheep Hey Farm, Leaches Road, Shuttleworth, Ramsbottom, Bury - Ramsbottom and Tottington – Ramsbottom Ward**

Variation of condition nos. 2 and 9 of planning permission 59550 for the gate on the corner to be used for maintenance purposes and a single passing place provided

2. 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:-

**63309 The Grant Arms, 11 Market Place, Ramsbottom, Bury – Ramsbottom and Tottington – Ramsbottom Ward**

Listed building consent for change of use from hotel/public house (Class A4) to financial and professional services (Class A2); Internal and external alterations

Note: This application had been recommended by Officers to be Approved with Conditions, however, the addition of Condition 10 as listed below had altered the Officer recommendation to be Minded to Approve.

Note: The application is Minded to Approve subject to the addition of the following condition:

Condition 10: No works subject to this application shall be carried out unless and until a phasing plan and schedule of works to include timings and implementation, for the whole building, has been submitted to and approved by the Local Planning Authority. The schedule of works shall include any remedial and restoration works required to ensure the building is water tight and secured against further physical deterioration. The plan shall also include reference to the glazed panels to be installed adjacent to the internal staircase and following the removal of the wall.

The proposed works shall thereafter be carried out in accordance with the approved details.

Reason. In order to preserve the historic fabric and character of the Grade II Listed Building pursuant to Bury Unitary Development Plan Policies EN1/1 - Visual amenity, EN2/1 - Character of Conservation Areas, EN2/2 Conservation Area Control, EN2/3 -Listed Buildings and chapter 16 - Conserving and enhancing the historic environment of the NPPF

**63376 The Old School, 1 Walker Street, Radcliffe, Manchester – Radcliffe West Ward**

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Conversion of antiques centre/dwelling to 13 no. (total)  
residential apartments

**PCC.283 DELEGATED DECISIONS**

A report from the Head of Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers.

**Delegated decision:**

That the report be noted.

**PCC.284 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 8.48 pm)**