

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 21st May, 2019

Present: Councillor G McGill (In the Chair)
Councillors A Cummings, R Gold, J Harris, M
Hayes, G Keeley, T Rafiq, I Schofield, C Tegolo,
S Nuttall

Public attendance: 10 member of the public in attendance

**Apologies for
absence:** Councillors Thomas, Jones and Haroon

PCC.01 DECLARATIONS OF INTEREST

Councillor Harris declared a prejudicial interest in respect of planning application 63785, as a Governor of Elton High School.

PCC.02 MINUTES

Delegated decision:

That the Minutes of the meeting held on 23rd April 2019 be approved as a correct record and signed by the Chair.

PCC.04 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 63038, 63617, 63785.

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, a site visit took place in respect of planning application 63785.

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:-

**63038 Barns 1 & 2, (adjacent to 1 Summerseat Lane), 27
Pot Green, Ramsbottom, Bury – North Manor Ward**

Change of use of existing barns to yoga and leisure use including glass link between the barns for domestic use

Note: The decision to Approve with Conditions this application is subject to an amendment to Condition 4, to read as follows:

Condition 4: The animal stalls shall not be removed from the building unless or until a photographic record of the animal stalls have been submitted to and approved in writing by the Local Planning Authority. One animal stall shall be reinstated into the building before it is first brought into use.

Reason. To allow for the proper recording of an item of historical importance before its disturbance by the works pursuant to Policy EN2/3 - Listed Buildings of the Bury Unitary Development Plan.

The decision to Approve with Conditions this application is subject to the addition of the following condition:

Condition 10: The development shall be carried out in accordance with the recommendations of the Bat and Bird survey Report dated 12 March 2018.

Reason - In consideration of bats and birds that may utilise the buildings and pursuant to NPPF Chapter 15 para 175.

63039 Barns 1 & 2, (adjacent to 1 Summerseat Lane), 27 Pot Green, Ramsbottom, Bury – North Manor Ward

Listed building consent for change of use of existing barns to yoga and leisure use including glass link between the barns for domestic use

Note: The decision to Approve with Conditions this application is subject to an amendment to Condition 4, to read as follows:

The animal stalls shall not be removed from the building unless or until a photographic record of the animal stalls have been submitted to and approved in writing by the Local Planning Authority. One animal stall shall be reinstated into the building before it is first brought into use.

Reason. To allow for the proper recording of an item of historical importance before its disturbance by the works pursuant to Policy EN2/3 - Listed Buildings of the Bury Unitary Development Plan.

Elton High School, Walshaw Road, Bury – Ramsbottom & Tottington – Tottington Ward

Creation of new artificial grass pitch (AGP) and installation of new 4.5m high ball stop fencing and entrance gates to AGP perimeter, new 2.0m high and 1.2m high pitch perimeter barrier and entrance gates within AGP enclosure, new hard standing areas, new floodlight system and new maintenance equipment store located within AGP enclosure

Note: Councillor Harris left the room during consideration of this application having declared a prejudicial interest in respect.

63834 Land north of Green Street, Bury – Bury West – Elton Ward

Erection of 2 no. semi-detached dwellings

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:-

63617 Land to the west of Manchester Road, Ramsbottom – Ramsbottom & Tottington – Ramsbottom Ward

Reserved matters application relating to outline planning application – 60370 for the erection of 35 no. dwellings with approval sought for remaining matters

Note: Councillor Harris proposed an alternative motion, to defer the application subject to a more comprehensive report being submitted to the Committee relating to the possible enhancement of the Sites of Biological Importance (SBI) status. The motion was seconded by Councillor Schofield. The Committee voted against the alternative motion.

PCC.05 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.06 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.07 SITES OF BIOLOGICAL IMPORTANCE: 2017 REVIEW

A report from the Assistant Director (Localities) was submitted detailing the purpose and application of the Register of Sites of Biological Importance in Bury. The report also identified the latest changes made to the Register and the Committee were recommended to adopt the 2017 update of the Register for use in development planning and management.

Delegated decision:

That the Committee adopt the 2017 update of the Register of Sites of Biological Importance for use in development planning and management.

PCC.08 PLANNING COMMITTEE TRAINING PROGRAMME

A report from the Head of Development Management was submitted setting out the proposed training programme for Planning Control Committee Members for the 2019/20 Municipal Year.

Delegated decision:

That the report be noted.

**CHAIR
COUNCILLOR G McGill**

(Note: The meeting started at 7.00 pm and ended at 8.10 pm)