

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 25th June, 2019

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

Public attendance: 60 member of the public in attendance

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

PCC.40 DECLARATIONS OF INTEREST

Councillor Harris declared a prejudicial interest in respect of planning application 64173 (Kay Street, Summerseat) as a member of the Bury Folk Keep it Green Lobbying Group.

PCC.41 MINUTES

Delegated decision:

That the Minutes of the meeting held on 21st May, 2019 be approved as a correct record and signed by the Chair.

PCC.42 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 63523, 63630, 64173 and 64199.

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 S Wright and Pickstone spoke as ward representatives in respect of planning application 64173. Councillors Daly and Gunther spoke in respect of planning application 63630.

Prior to the Committee meeting, a site visit took place in respect of planning application 63630.

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:-

63523 Land at rear of 2-12 Bealey Avenue, Radcliffe, Manchester – Radcliffe East Ward

Erection of 1 no. dwelling

64173 Heaton Park Congregational Church, Bailey Street, Prestwich, Manchester – Prestwich – Holyrood Ward

Change of use from church (Class D1) to housing office (Class B1)

64199 Land at Hutchinson Way, Radcliffe, Manchester – Radcliffe West Ward

Erection of 8 no. 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:-

63630 Land off Kay Street, Summerseat, Bury – North Manor Ward

Erection of single building containing 16. No dwellings and associated car parking; Creation of an upgraded vehicular access from Kay Street

Councillor Harris, having declared a prejudicial interest left the room during consideration of the application.

Note: The decision to be Minded to Approve the application is subject to the addition of the following conditions:-

Condition 18: Notwithstanding the submitted plans, no development shall commence unless or until a scheme for the provision of cycle parking has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the dwellings hereby approved.

Reason. To ensure adequate off street parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD 11 - Parking Standards in Bury.

Condition 19: No development shall commence unless or until a inclusive design statement has been submitted to and approved in writing by the Local Planning Authority. The inclusive design

statement shall set out how the development would be accessible for all. The approved details shall be implemented prior to occupation of the dwellings hereby approved.

Reason. To ensure that the development is fully accessible to disabled persons pursuant to Policies HT5/1 – Access for Those with Special Needs of the Bury Unitary Development Plan.

PCC.43 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.44 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 G McGill**

(Note: The meeting started at 7.00 pm and ended at 8.35 pm)