

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 8 October 2019

Present: Councillor G McGill (in the Chair)
Councillors J Mason, S Haroon, J Harris, M Hayes, G Keeley,
T Rafiq and K Thomas

Also in attendance: Councillor J Daly
Councillor R Walker

Public Attendance: 37 members of the public were present at the meeting.

Apologies for Absence: Councillor R Gold, Councillor T Cummings, Councillor I Schofield and Councillor C Tegolo

PCC.1 DECLARATIONS OF INTEREST

Councillor Mason declared a prejudicial interest in application number 2 of item 4 (planning application no. 64138 relating to Site of Jolly Carters, 207 Bury and Bolton Road, Radcliffe) as he had objected to the application. Councillor Mason stated that he would leave the meeting during deliberation of the application and take no part in the decision.

Councillor Harris reported that she was no longer a member of the Bury Folk group.

PCC.2 MINUTES OF THE MEETING HELD ON 3 SEPTEMBER 2019

Delegated decision:

That the Minutes of the meeting held on 3 September 2019 be approved as a correct record and signed by the Chair.

PCC.3 PLANNING APPLICATIONS

A report by the Chief Planning Officer was submitted in relation to various applications for planning permission. Supplementary information was also submitted in respect of application numbers: 63533, 64138, 64150, 64437, 64450, 64462 and 64467.

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 63533 and 64138.

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:-

Please note: Councillor Mason left the meeting during consideration of the following item:

64138 Site of Jolly Carters, 207 Bury and Bolton Road, Radcliffe, Manchester, M26 4JY – Bury West – Church Ward
Erection of convenience store (Class A1) and petrol filling station and associated access and landscaping.

Note: Councillor Walker spoke as a ward representative

Note: Councillor Harris proposed an alternative motion, to refuse the application as it is detrimental to residential amenities and will heighten road safety issues in the local area. The motion was seconded by Councillor Keeley. The Committee voted against the alternative motion.

64150 146 Park Lane, Whitefield, Manchester, M45 7PX – Whitefield and Unsworth – Pilkington Park Ward
Two/single storey rear extension and single storey side extension.

64223 Cygnet Hospital, High Bank, Bury, BL8 2BS – Bury West – Church Ward
Part two storey/part single storey 18 bed low secure accommodation with offices and associated facilities and two storey gatehouse together with internal access route, car parking and associated works following demolition of the existing White House. Erection of outbuilding to be used as a Recovery College classroom. Alterations to the South Hampton existing entrance area and creation of new seclusion suite.

64308 Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD – Bury West – Church Ward
Conversion and extension of existing detached dwelling into 2 no. semi-detached dwellings; Conversion and extension of agricultural outbuildings to provide 2 no. single storey dwellings to include demolition of existing outbuildings and structures, associated landscaping and access works.

64450 31 Parkhills Road, Bury, BL9 9AS – Bury East – Redvales Ward
Change of use from residential (Class C3) to 9 bed/10 person house of multiple occupation (HMO) (Sui Generis).

64467 10 Pleasington Drive, Bury, BL8 2ET – Bury West – Church Ward
First floor extension at front/side above existing garage.

64616 8 Westcombe Drive, Bury, BL8 1DN – Bury West – Elton Ward
Erection of first floor rear extension; Erection of outbuilding in rear garden.

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:-

63533 Bevis Green Works, Mill Road, Bury, BL9 6RE – North Manor Ward

Residential development comprising 268 no. dwellings (Class C3) with associated access, car parking, landscaping and open space.

Note: Councillor Daly spoke as a ward representative.

64462 Land at Kersal Vale Road, Prestwich, Salford, M7 3NT – Prestwich – St Mary's Ward

Approval of Reserved Matters of layout, scale, landscaping and appearance for outline application 61474 for the construction of 109 no. residential dwellings (Use Class C3), together with associated public open space, landscaping, sub and pumping stations and highways infrastructure.

3. That the following application be **Deferred:-**

64437 Davises Farm, Mather Road, Bury, BL9 6TJ – Bury East – Moorside Ward

Retention of timber storage building granted temporary consent and addition of brown corrugated steel lean to extensions.

Note: During the debate and prior to the consideration of the application, Councillor Harris proposed to defer the application for a site visit. The Committee voted in favour of the proposal to defer for a site visit and no further discussion took place.

PCC.4 SUPPLEMENTARY AGENDA

PCC.5 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.6 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.

It was explained that an appeal had been lodged in respect of Application number 63243, Land North of The Garsdale, Woodhill Road Bury. The appeal type

requested by the applicant was an informal hearing. Mr Marno explained that Development Management had requested that the appeal be held as a public enquiry due to the large number of objections received.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.00 pm and ended at 9.03 pm)