

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 12 November 2019

Present: Councillor G McGill (in the Chair)
Councillors J Mason, R Gold, T Cummings, S Haroon,
J Harris, I Schofield, M Hayes, G Keeley, T Rafiq, C Tegolo
and K Thomas

Public Attendance: 17 Members of the public were present at the meeting.

Apologies for Absence:

PCC.1 DECLARATIONS OF INTEREST

Councillor Mason declared a personal and prejudicial interest in application number 2 of item 4 (planning application 63992 relating to land between 60 and Unit 6 of Millet Street, Bury) as he had a family member that lived in close proximity of the site. Councillor Mason stated that he would leave the meeting during deliberation of the application.

PCC.2 MINUTES OF THE LAST MEETING HELD ON 8 OCTOBER 2019

Delegated decision:

That the Minutes of the meeting held on 8 October 2019 be approved as a correct record and signed by the Chair.

PCC.3 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to various applications for planning permission. Supplementary information was also submitted in respect of application numbers 63857, 64437, 64493, 64603 and 64719.

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 meeting, site visits took place in respect of planning applications 63992 and 64437.

Delegated decisions:

1. That the committee **Approve with Conditions** the following applications in accordance with the reasons put forward by the Development Manager in the report and supplementary information submitted and subject to the conditions included:-

63857 Rayhome House, Walshaw Road, Bury, BL8 1PR – Tottington Ward

Change of use of existing business and general industry use (Class B1 & B2) to mixed use leisure (Class D2), cafe (Class A3), partial retention of office use (Class B1) and pedestrian access and parking works.

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

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

64461 Land at Hutchinson Way, Radcliffe, Manchester, M26 3SB – Radcliffe West Ward

Proposed additional dwelling to create a terrace of 5 no. dwellings

64493 45 Bury Old Road, Prestwich, Manchester, M25 0EY – Sedgley Ward

Variation of conditions no.2 (approved plans) and no.3 (materials) of planning permission 62557 for extensions and change of use to existing dwelling to form a post graduate study centre (Class D1) and formation of new vehicular access from Kings Road.

Changes are: External alterations to include a render finish to front, render and coursed stone to side and part of rear, changes to windows on front and side elevations and minor internal layout modifications.

64603 1-3 Haslam Street, Bury, BL9 6EQ – Moorside Ward

Change of use from shop (Class A1) to mixed use comprising of hairdressers/restaurant/cafe/bar/tattoo studio with storage at rear (Classes A1/A3/A4/B8/Sui Generis); Alterations to shop front with timber cladding.

Note: Councillor Harris proposed an alternative motion, to reduce the opening hours of the café to 8.00pm Sunday to Thursday and 9.00pm Friday to Saturday as the proposed opening hours were detrimental to local residents. The motion was seconded by Councillor Schofield. The Committee voted against the alternative motion.

Note: This application is Approved with Conditions subject to the addition of the following conditions:

Notwithstanding the submitted plans, there shall be no outside seating area

Reason. To protect the residential amenity of the neighbouring properties pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

The sound insulation of the party walls shall be improved in accordance with Building Regulations Approved Document E (or similar method), the details of which shall be submitted to and approved by the Local Planning Authority and implemented prior to the use commencing.

Reason. To reduce nuisance from noise to the occupiers of the adjoining dwelling pursuant to the NPPF and UDP Policy EN7/2 Noise Pollution.

64708 Land at side of 35 Greenbank Road, Radcliffe, Manchester, M26 4FR - Radcliffe Ward

Erection of 1 no. dwelling.

2. That the Committee be **Minded to Approve** the following application in accordance with the reasons put forward by the Development Manager in the report and subject to the conditions included:-

Note: Councillor Mason left the meeting during consideration of the following item:

63992 Land between 60 and Unit 6 Millett Street, Bury, BL9 0JA – Bury East Ward

Erection of a building to contain 36 no. apartments with associated external works, car parking and landscaping.

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

64719 79 Bury New Road, Whitefield, Manchester, M45 7EG - Pilkington Park Ward

Change of use from existing 6 bed HMO (Class C4) to 8 bed (8 person) house in multiple occupation (HMO) (Sui Generis).

Note: This planning application had an officer recommendation to Approve with Conditions. The Committee debated an alternative motion proposed by Councillor Harris which was seconded by Councillor Keeley not to accept the officer recommendation to Approve with Conditions and to Refuse the application. The Committee voted in favour of the alternative motion and the application was Refused for the following reason:-

REASON:

The lack of dedicated off-road parking provision is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the serious detriment of the free flow of traffic and road safety. The proposal is therefore unacceptable and would be contrary to the NPPF and UDP Policies HT2/4 Car parking and New Development and H2/4 Conversions and supplementary guidance document SPD13 Conversion of Buildings to Houses in Multiple Occupation.

Note: Councillor Harris left the meeting at 8.20pm and was not in attendance for the decision in relation to Application 64708 and the following agenda items.

PCC.4 SUPPLEMENTARY INFORMATION

PCC.5 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.6 PLANNING APPEALS

A report from the Development Manager was submitted listing all planning appeal decisions since the last meeting of the Planning Control Committee.

Delegated decision:

That the report be noted.

PCC.7 TREE PRESERVATION ORDER CONFIRMATION

A report from the Head of Development Management was submitted on the confirmation of a temporary Tree Preservation Order currently made on 156 – 158, Bury Old Road Whitefield.

Note: Supplementary information was also provided in respect of the Order.

Delegated decision:

That the Planning Control Committee confirm the extant temporary Tree Preservation order (No.348) designated as Land at 156 – 158 Bury Old Road Whitefield.

COUNCILLOR G MCGILL
Chair

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