

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 22 April, 2014

Present: Councillor A Cummings (In the Chair)
Councillors K Audin, S Carter, R Caserta, D Jones,
A K Matthews, S Smith, S Southworth, and Y
Wright

Public attendance: 35 members of the public were in attendance

**Apologies for
absence:** Councillors M Bailey and M Hankey

P.974 DECLARATIONS OF INTEREST

Councillor K Audin declared a prejudicial interest in respect of Planning Application 56860 relating to The Hollins, Haweswater Crescent, as both he and his wife, Councillor A Audin represent Unsworth Ward, the Ward this application relates and as Councillor A Audin had been in consultation with the residents and the applicant with regard to this application during the consultation period.

P.975 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 18 March, 2014 be approved as a correct record and signed by the Chair.

P.976 PLANNING APPLICATIONS

A report by the Development Manager was submitted in relation to various applications for planning permission. Supplementary information was also submitted in respect of application numbers 56860, 57140, 57198, 57340, 57340 and 57344.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker.

Councillor Grimshaw spoke as ward representatives in respect of planning application 56860.

Delegated decisions:

1. That **Approval** be given to 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:-

57235 5 Bleakley Street, Whitefield, Manchester – Whitefield & Unsworth – Pilkington Park Ward

Alterations to existing two storey building and change of use to form an ancillary residential annex

57246 Building at the rear of Ainsworth Mill, Bury New Road, Radcliffe – Radcliffe North Ward

Change of use of industrial building (B2) for purchase and receipt of non ferrous metals

57316 10 Square Street, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward

Change of use from shop (Class A1) at ground floor to shop and restaurant/café (Class A1/A3)

2. That the Committee be **Minded to Approve** 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:-

56860 The Hollins, Haweswater Crescent, Bury – Whitefield & Unsworth – Unsworth Ward

Erection of 21 no. detached dwellings

(Councillor K Audin, having declared an interest in this application, left the room during consideration of the application).

57088 Land to the rear of 24-26 Moyse Avenue, Tottington, Bury – Ramsbottom, & Tottington – Tottington Ward

Erection of 4 no. dwellings with means of access and creation of 8 no. car parking spaces

57140 Bank Top Farm, Moorbottom Road, Holcombe, Bury – Ramsbottom & Tottington – Ramsbottom Ward

Conversion of barn to 1 no. dwelling (Part Retrospective)

57198 Land at rear of 353-365 and Beechwood Bungalow, Bury Road, Tottington, Bury – Ramsbottom & Tottington – Tottington Ward

Approval of reserved matters – residential development – 30 dwellings

57340 Land at rear of 62 Peveril Close, Whitefield, Manchester – Prestwich – Holyrood Ward

Erection of detached dwelling (resubmission)

3. That the following application be **Deferred** for a site visit:

57344 Hollingrove Stables, Redisher Lane, Hawkshaw, Bury – Ramsbottom & Tottington – Ramsbottom Ward

Conversion of stables to dwelling; single storey extensions at side and rear and porch to front elevation (resubmission)

(Note: Councillor D Jones moved the proposal to defer this application for a site visit by the Committee. This was seconded by Councillor A K Matthews. The Chair then asked the Committee to vote on this proposal and the Committee voted in favour of the site visit prior to consideration of this application at the next scheduled meeting of the Committee).

P.977 DELEGATED DECISIONS

A report by the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers. Councillor Wright asked for clarification on the reasons for refusal in relation to Planning Application 57077. In response, the Development Manager reported that the sequential tests did not take into account the existing permissions and that the land had been insufficiently marketed for employment purposes.

Delegated decision:

That the report be noted.

P.978 PLANNING APPEALS

A report from the Development Manager was submitted which presented a list of recent planning and enforcement appeals lodged and determined.

Delegated decision:

That the report be noted.

P.979 DEVELOPMENT MANAGEMENT PERFORMANCE

The Development Manager submitted a report on the performance within the Development Management Team for the year 2013/14 including comparisons with previous years.

Delegated decision:

1. That the report be noted.
2. That the Officers within the Enforcement Team be thanked for their diligence and hard work and be congratulated on the continued performance improvements reflected within the report.

P.980 PLANNING APPEAL PERFORMANCE

The Development Manager submitted a report providing information on

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the performance in respect of Planning Appeals in 2013/14.

Delegated decision:

That the report be noted.

P.981 PLANNING ENFORCEMENT

The Development Manager submitted a report providing annual statistical information on Enforcement Activity for the year between 1 April, 2013 and 31 March, 2014 together with an update on Enforcement Activity since the last update in January, 2014. Councillor Caserta commented on the need for Enforcement action to be as robust as possible and requested further information, in future, as to the Enforcement procedures relating to Planning Application 56832, whose Appeal Decision by the Planning Inspectorate was detailed in the Committee report. Councillor Jones suggested that the Planning Committee members would benefit from meeting up with the Enforcement Team as part of a tour of their offices at 3 Knowsley Place.

Delegated decision:

That the report be noted.

COUNCILLOR A CUMMINGS (Chair)

(Note: The meeting started at 7.00 pm and ended at 8.55 pm)