

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 14 December 2021

**Present:** Councillor G McGill (in the Chair)  
Councillors N Boroda, J Harris, M Hayes, J Lancaster,  
J Mason, D Quinn, C Tegolo and D.Vernon

**Also in attendance:** Councillors E O'Brien, A Quinn and S Wright

**Public Attendance:** 6 members of the public were present at the meeting.

**Apologies for Absence:** Councillors C Boles and K Thomas

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**PCC.1 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors: C Boles and K Thomas.

**PCC.2 DECLARATIONS OF INTEREST**

Councillors D Vernon declared an interest in planning application 67639, 10 Vernon Road, Tottington, Bury, BL8 4DD as he lived close to the location and frequented the restaurant. He had an open mind and had not pre-determined the application and would remain to vote in the meeting during this item.

**PCC.3 MINUTES OF THE MEETING HELD ON THE 9TH NOVEMBER 2021**

**Delegated decision:**

That the Minutes of the meeting held on the 9<sup>th</sup> November 2021 be approved as a correct record and signed by the Chair.

**PCC.4 PLANNING APPLICATIONS**

A report from the Head of Development Management was submitted in relation to applications for planning permission.

There was supplementary information to add in respect of application numbers 64442, 67131 and 67546

The Committee heard a representation from an applicant in respect of an application submitted. This was limited to three minutes for the speaker.

**Delegated decisions:**

1. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted, subject to the conditions included and an additional condition in relation to the canopy lighting:-

**Ramsbottom Service Station, Stubbins Lane, Ramsbottom, Bury, BLO OPU**

Variation of condition no. 12 of p/p 61364 (restriction of opening hours of retail unit/coffee shop to 0600 hrs to 2200 hrs daily) to allow the retail unit (only) to operate 24 hours, 7 days a week

2. That the following planning application be **deferred** for a site visit prior to consideration by the Committee:-

**Land off Poppythorn Lane, Prestwich**

Residential development comprising 6 no. single storey apartments and 12 no. duplex apartments in part-two and three storey linked buildings with landscaped grounds, car parking

3. 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 any supplementary information submitted and subject to the conditions included:-

**Land at Morris Street, Radcliffe, Manchester, M26 2HF**

Variation of conditions 2 (approved plans) and 4 (materials) to allow construction of retaining wall to the frontage of plots H1-H14 including associated steps / railings to comply with condition 16 relating to site levels; Reduction in height of eaves and ridge of proposed dwellings, addition of canopies to main entrances; Removal of condition 3 (affordable housing) which will be replaced by a legal agreement

4. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report, subject to the conditions included:-

**10 Vernon Road, Tottington, Bury, BL8 4DD**

Variation of conditions 5 & 6 following approval of planning permission 62132 - Change opening hours from 07:00 - 19:00 to 08:00 - 21:00; Amend wording of condition 6 to allow doors and windows to be open till 9.30pm

**PCC.5 DELEGATED DECISIONS**

A report from the Head of Development Management was submitted listing all recent planning application decisions made by Officers using delegated powers since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report and appendices 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.

**Delegated decision:**

That the report and appendices be noted.

**PCC.7 FIRST HOMES POLICY POSITION STATEMENT**

A report from the Head of Development Management was submitted to summarise the new proposed First Homes planning policy and recommended the adoption of The First Homes Policy Position Statement as a material planning consideration.

**Delegated decision:**

That the First Homes Policy position statement be approved.

**PCC.8 URGENT BUSINESS**

No urgent business was reported.

**COUNCILLOR G MCGILL**  
**Chair**

**(Note: The meeting started at 7.00pm and ended at 7.42pm)**

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