

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 13 December 2022

**Present:** Councillor G McGill (in the Chair)  
Councillors S Arif, C Boles, D Duncalfe, D Green, J Harris,  
M Hayes, D Quinn, S Thorpe and D Vernon

**Also in attendance:** Councillors R Bernstein, C Birchmore, E Fitzgerald  
and J Lancaster

**Public Attendance:** 22 members of the public were present at the meeting.

**Apologies for Absence:** Councillor M Walsh

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**PCC.1 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted by Councillor M Walsh.

**PCC.2 DECLARATIONS OF INTEREST**

Councillor D Green declared an interest in planning application 6861, Philips High School, Higher Lane, Whitefield, Manchester, M45 7PH as she was a local resident in the area and lived on the road opposite the school. Councillor Green left the meeting during deliberation of the application.

**PCC.3 MINUTES OF THE MEETING HELD ON THE 8TH NOVEMBER 2022**

**Delegated decision:**

That the Minutes of the meeting held on the 8<sup>th</sup> November 2022 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 67953, 68368, 68778 and 68542.

The Committee heard representations from applicants, objectors and Ward Councillors in respect of applications submitted. This was limited to three minutes for the speaker.

**Delegated decisions:**

1. That the Committee **Requested a site visit** for the following application to further consider issues of residential amenity: -

**Land to rear of 104 Bury New Road, Radcliffe, Bolton, BL2 6QB**

Removal of existing outbuildings; formation of hardstanding; construction of stable block with tack room / feed store; waste storage container and erection of fencing, gates and stile

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

**79 Bury New Road, Whitefield, Manchester, M45 7EG**

Change of use from 6 bed HMO (Class C4) to 8 bed HMO (Sui Generis)

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 subject to the conditions included: -

**Land at York Street/Bury Road, Radcliffe, Manchester, M26 2GL**

Full planning permission for 211 dwellings, together with associated car parking, landscaping, public open space, drainage, the laying out of roads and footways and other associated works including engineering operations to create flood defences and the development platform

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

**Stand United Reformed Church, Stand Lane, Radcliffe, Manchester, M26 1JE**

Proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access

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

**Stand United Reformed Church, Stand Lane, Radcliffe, Manchester, M26 1JE**

Listed building consent for proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access

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

**Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP**

Demolition works and redevelopment for 4no. new dwellings (3 new build, 1 barn conversion) with car ports and two storey extension at side of existing farmhouse; associated landscaping; access works.

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

**24 Brookfield, Prestwich, Manchester, M25 1EL**

Demolition of existing link detached dwelling and erection of 2 no. semi-detached dwellings

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

**Philips High School, Higher Lane, Whitefield, Manchester, M45 7PH**

Increase existing car park from 802 m<sup>2</sup>, 43 bays to provide additional 1.354 m<sup>2</sup> to create a further 42 car parking bays plus 2 disabled bays and 2 electric car charging stations; New automated gate 2m high to the entrance road to create a two way system; LED lighting

**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 and enforcement appeal decisions since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report and appendices be noted.

**PCC.7 URGENT BUSINESS**

No urgent business was reported.

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

**(Note: The meeting started at 7.05pm and ended at 9.10pm)**

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