

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 27 June 2023

Present: Councillor S Thorpe (in the Chair)
Councillors C Boles, D Duncalfe, U Farooq, J Harris, M Hayes,
B Ibrahim, D Quinn, G Staples-Jones and M Walsh

Also in attendance: Councillors C Birchmore, A Booth, G Marsden, M Smith and
S Walmsley

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

Apologies for Absence: Councillor D Vernon

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor D Vernon.

PCC.2 DECLARATIONS OF INTEREST

All Councillors from different political parties sitting on the committee declared a personal interest in planning application 69622, 47 Fairfield Drive, Bury as the applicant was a Councillor for Bury Council.

None had discussed the application with the applicant and all would remain in the meeting during this item.

Councillors C Boles and U Farooq declared an interest in planning application 69079, Land off Parkinson Street, Bury, BL9 6NY, as they both lived in close proximity to the application.

Councillors Boles and Farooq left the meeting during deliberation of this application.

Councillor J Harris declared an interest in planning application 69612, 21 Orpington Drive, Bury, BL8 2PJ as she had been in communications with local residents resulting in a pre-determination of the application.

Councillor Harris left the meeting during deliberation of the application.

PCC.3 MINUTES OF THE MEETING HELD ON THE 30TH MAY 2023

Delegated decision:

That the Minutes of the meeting held on the 30th May 2023 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 69361, 68998 and 69079.

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 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 off Parkinson Street, Bury, BL9 6NY

Demolition of existing buildings and erection of 84no. dwellings with associated parking and landscaping; formation of a car park in association with the existing recreation field.

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: -

Land at Green Street, Radcliffe

Construction of new mixed-use development comprising 132 apartments, bar, commercial and office spaces with associated landscaping and car parking.

3. 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: -

Kirklees Valley Farm, Kirklees Street, Tottington, Bury, BL8 3NY

Erection of single storey dwelling to replace existing dwelling

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: -

Land to rear of Wells Street, Bury, BL9 0TU

Outline application for erection of 3 no. dwellings and associated parking (all matters reserved except 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: -

82 Bury Old Road, Whitefield, Manchester, M45 6TQ

Variation of condition no. 1 (opening hours) of prior approval 67061 to amend the opening hours from 07.00 to 16.00 (Mon-Fri) and 09.00 to 16.00 (Sat-Sun) to 08.00 to 23.00 (Mon-Fri) and 09.00 to 23.00 (Sat-Sun)

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: -

47 Fairfield Drive, Bury, BL9 7SL

69622 Demolition of existing conservatory and erection of two storey side extension

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: -

Spurr House, Pole Lane, Bury, BL9 8QL

Conversion of short stay residential home (Class C2) to a pupil referral unit (Class F1) for educational use; Single storey extensions and associated landscaping, additional parking and external works

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: -

21 Orpington Drive, Bury, BL8 2PJ

Change of use from residential dwelling (Class C3) to children's residential care home (Class C2)

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 S THORPE
Chair

(Note: The meeting started at 7.00pm and ended at 9.12pm)