

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 20 February 2024

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

**Also in attendance:** Councillor C Birchmore

**Public Attendance:** 16 members of the public were present at the meeting.

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**PCC.1 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted by Councillors C Boles and D Duncalfe. Councillor L Ryder acted as a substitute representative for Councillor Boles.

**PCC.2 DECLARATIONS OF INTEREST**

All Councillors from different political parties sitting on the committee declared a personal interest in planning application 70342, 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.

Councillor Walsh declared that she had been a member of a Licensing Hearing Sub Committee on the 5<sup>th</sup> December 2023 which had granted a Premises Licence in relation to planning application 69971, 509-511 Bury New Road, Prestwich.

**PCC.3 MINUTES OF THE MEETING HELD ON THE 23RD JANUARY 2024**

**Delegated decision:**

That the Minutes of the meeting held on the 23<sup>rd</sup> January 2024 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 70340, 70136 and 70256.

The Committee heard representations from a ward Councillor and speakers in support and objection of applications submitted. This was limited to three minutes for each 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 with an additional soundproofing condition against party walls, and subject to all other conditions included:

**36 Irwell Street, Radcliffe, Manchester, M26 1LR**

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

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 any supplementary information submitted subject to all other conditions included:

**21 Church Street East, Radcliffe, Manchester, M26 2PG**

Change of use of ground floor to 7 bedroom House in Multiple Occupation (Sui Generis); Single storey rear extension; Alterations to include new windows and doors

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 all other conditions included:

**509-511 Bury New Road, Prestwich, Manchester, M25 3AJ**

Change of use from snooker hall (Use Class F2) to cabaret venue/bar - drinking establishment (Sui Generis); installation of bifold doors to front elevation. Upgrading existing steps, installation of access ramp and balustrade to provide level access to the front of the building.

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 all other conditions included:

**3 no. sites on Sandgate Road, 2 no. sites on Heys Road and 1 no. site on Heywood Road, Willow Road, Fairfax Road and St Margarets Road**

Erection of poles, TPK's and Flat panels to create an Eruv on 9 no. sites

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 any supplementary information submitted subject to all other conditions included:

**65 Windsor Road, Prestwich, Manchester, M25 0DB**

Change of use of ground floor from shop to restaurant (Use Class E) with opening times 07.30 - 21.00; canopy at front and installation of an external flue pipe at the side/rear (Temporary consent for 12 months)

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 all other conditions included:

**47 Fairfield Drive, Bury, BL9 7SL**

Demolition of existing conservatory and erection of single 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 all other conditions included:

**210 Turks Road, Radcliffe, Manchester, M26 3NW**

Single storey extension at side

**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 8.40pm)**

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