

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 24 June, 2014

Present: Councillor A Cummings (In the Chair)
Councillors J Black, S Briggs, S Carter, R Caserta,
D Gunther, P Heneghan, D Jones, A Quinn and Y
Wright

Public attendance: 25 members of the public were in attendance

**Apologies for
absence:** Councillors A K Matthews and S Southworth

P.61 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

P.62 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 13 May, 2014 be approved as a correct record and signed by the Chair.

P.63 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: 57255, 57379, 57464, 57470, 57487, 57508, 57516, 57525 and 57535.

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

(Note: Site visits had taken place prior to the Committee meeting in respect of planning applications 57255, 57379, 57516 and 57525).

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:-

57488 6-8 Market Place, Ramsbottom – Ramsbottom & Tottington – Ramsbottom Ward

Change of use from shop (Class A1) to dental surgery (Class D1)

57470 Bury & Whitefield Jewish Primary School, Parr Lane, Bury – Whitefield & Unsworth – Unsworth Ward

Single storey nursery building

57516 Parr Lane Service Station, Parr Lane, Bury, Whitefield & Unsworth – Unsworth Ward

Prior notification of removal of existing 11.3 metre monopole and installation of 15 metre monopole (resubmission)

Note: The **Prior approval required and granted** decision was subject to the following amendment to condition 3, to read:-

The proposed mast shall be of stealth/mock telegraph pole design, the colour of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Only the approved details shall be implemented. The equipment cabinets shall be coloured green (RAL 6009).

Reason. In the interest of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and Policy EN1/10 - Telecommunications of the Bury Unitary Development Plan.

57525 Whitefield House, Pinfold Lane, Whitefield, Manchester (Whitefield & Unsworth – Pilkington Park Ward)

Variation of Condition no.20 of planning permission 53353 (60 no. bed care home with ancillary clinic/rehabilitation facilities, car parking and landscaping) to: The construction of the care home and associated works within the site shall not commence unless and until a scheme showing the phased implementation of the development has been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details only. The new access shall be formed onto Pinfold Lane and the redundant access reinstated as indicated on approved plan reference 2004-094/850 before first occupation of the building. All the public highway works shall then be implemented to a standard that makes them available for public use before the development is first brought into use.

57535 Dudley House, Clarkes Hill, Whitefield, Manchester – Whitefield & Unsworth – Pilkington Park Ward

Erection of additional domestic kennelling facility (resubmission of 57210)

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:-

57255 Land off Radcliffe Road/Inglewhite Close, Bury – Bury East – Redvales Ward

Erection of 34 no. dwellings (resubmission)

57379 Land between Kenyon Lane and Henry Street, Prestwich, Manchester – Prestwich – Holyrood Ward

Erection of 6 no. dwellings

57464 Land off Kingswood Road, Prestwich, Manchester – Prestwich – St Mary's Ward

Demolition of existing buildings for residential development of 6 detached and 18 semi-detached houses with associated external works

57487 Bankside Mill. Chapelfield, Radcliffe, Manchester – Radcliffe – Radcliffe West Ward

Substitution of plots 3 and 10 to approval no.56201 – Residential development of 14 no. dwellings with associated site access, parking and landscape works

57508 Spenside, Bury and Bolton Road, Radcliffe, Manchester – Radcliffe – Radcliffe East Ward

Erection of 4 no. detached dwellings

P.64 DELEGATED DECISIONS

A report by the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers.

Delegated decision:

That the report be noted.

P.65 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.66 SECTION 106 OBLIGATIONS

The Development Manager submitted a detailed report on the contributions made by Section 106 Obligations since 1 October 2013 and which summarised the outstanding agreements.

Cllr Jones asked for clarification on the length of time given for receipt of outstanding payments. It was reported that this would be dependent upon the wording within each agreement. Cllr Gunther sought clarification on the sums of money detailed in 2.3 and 2.4 of the report. It was reported that the £3 million held by the Council had accumulated since the start of the S.106 Obligations. Monies needed to be spent in

accordance with each S.106 Obligation. Cllr Carter asked if any S.106 agreements had been written off. The Development Manager would provide members with a supplementary report detailing this information, including a response following a request from Cllr Briggs seeking further clarification on application 40174 (listed in Appendix C of the report) listed as a S.106 obligations where triggers have been reached and further information on how the amounts involved in the process were calculated.

Delegated decision:

1. That the report be noted.
2. That a further supplementary report on S.106 Obligations be presented to the Committee which would provide clarification on some of the issues raised by Members during the consideration of this item at this meeting.

P.67 VILLAGE GREEN APPLICATION AT CHURCH FIELDS, RAMSBOTTOM

The Head of Planning Policy & Projects (Resources and Regulation) submitted a report on the Inquiry Inspector's findings in relation to this village green application.

Delegated decision:

That the Committee accept the Inspector's recommendation and reject the application to register Church Fields, Ramsbottom as a Town or Village Green (Option 1 in the report).

P.68 ARTICLE 4 DIRECTION PROPOSAL – HOLCOMBE CONSERVATION AREA

The Chief Planning Officer submitted a report seeking authorisation for the making of an Article 4 Direction in relation to Planning Controls over development in the Holcombe Conservation Area.

Delegated decision:

That the Committee authorise the making of a non-immediate direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to remove the permitted development rights outlined in Appendix 1 of the report in relation to the Holcombe Brook Conservation Area (identified on the plan attached at Appendix 2 of the report).

P.69 CONSERVATION AND HERITAGE CHAMPION

The Chair, Councillor Cummings asked members of the Committee to

Planning Control Committee, 24 June 2014

consider taking on the role of Conservation and Heritage Champion on behalf of the Authority.

Delegated decision:

That further information on the role of Conservation and Heritage Champion be circulated to members of the Planning Control Committee and nomination(s) be sought from members following receipt of this information.

COUNCILLOR A CUMMINGS (Chair)

(Note: The meeting started at 7.05 pm and ended at 8.25 pm)