

Minutes of:	PLANNING CONTROL COMMITTEE
Date of Meeting:	22 nd April 2025
Present:	Councillor G McGill (in the Chair) Councillors S Arif, D Berry, D Duncalfe, U Farooq, M Hayes, B Ibrahim, J Lancaster, D Quinn and G Staples-Jones
Public Attendance:	21 members of the public were in attendance at the meeting along with one member of the press.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillors C Boles, J Harris and M Walsh.

Councillors D Berry and J Lancaster acted as substitute representatives for Councillors Walsh and Harris. There was no substitute representative for Councillor Boles.

PCC.2 DECLARATIONS OF INTEREST

Councillor J Lancaster declared a prejudicial interest in relation to the planning application on the agenda 71506, Erection of 1no. detached dwelling, Land to north of Titus Cottage, 57 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR. Due to being a ward Councillor for Radcliffe North and Ainsworth she had already spoken on the application prior to being appointed a substitute representative on the committee this evening. Councillor Lancaster left the meeting during deliberations on this application.

The Chair, Councillor G McGill placed on record that himself and other Members of the Committee knew the applicants in their respective roles as a local Councillor and MP, for the planning application on the agenda for 71672, First floor extension at front/side/rear, 36 Trimmingham Drive, Bury, BL8 1JW.

Councillor B Ibrahim declared a prejudicial interest in relation to the planning application on the agenda 71672, First floor extension at front/side/rear, 36 Trimmingham Drive, Bury, BL8 1JW. This was due to him undertaking ad hoc consultancy work for the local MP on community affair issues. Councillor Ibrahim left the meeting during deliberations on this application.

Councillor D Berry declared that he was a member of the Bury Folk Keep it Green group and had an open mind for all the planning applications. Therefore, he would remain in the meeting during deliberations of all applications and take part in the determination and voting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 18TH MARCH 2025

Delegated decision:

That the Minutes of the meeting held on the 18th March 2025 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 71619, 71506 and 71638.

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

Delegated decisions:

1. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted with an additional condition in relation for a plan to show internal layout and subject to all other conditions included: -

58 Sunny Bower Street, Tottington, Bury, BL8 3HL

Change of use from residential dwelling (Class C3) to residential institution (Class C2)

2. That the Committee **Approved 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 condition in relation to a soundproofing scheme and amendment of condition 4 to add that the basement is not used as a bedroom but ancillary uses only and subject to all other conditions included: -

156 Walmersley Road, Bury, BL9 6LL

Change of use from existing 6-bed House in Multiple Occupation (HMO) (Class C4) to 8-bed, 9 person House in Multiple Occupation (HMO) (Sui Generis)

3. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted and subject to all other conditions included: -

36 Trimmingham Drive, Bury, BL8 1JW

First floor extension at front/side/rear

4. That the Committee **Approved with Conditions** 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 all other conditions included: -

Land to north of Titus Cottage, 57 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

Erection of 1no. detached dwelling

5. That the Committee **Approved 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 amendment of condition 3 in relation to a soundproofing scheme and subject to all other conditions included: -

52 Manchester Road, Bury, BL9 0SX

Change of use from dwelling (Class C3) to 8 bed, 8 person, house in multiple occupation (HMO) (Sui Generis) with loft conversion including rear dormers and front velux rooflight

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 JOINT PLANNING COMMITTEE

A report from the Head of Development Management outlined the draft arrangements and terms of reference for a joint Planning Committee between Rochdale and Bury Councils to determine planning and related applications at Northern Gateway, Places for Everyone sites JP Allocations 1.1 and 1.2.

Delegated decision:

That the Planning Control Committee noted the report and recommended that full Council approve the establishment of a Joint Planning Committee with Rochdale Council, in accordance with the draft Terms of Reference, to determine planning and related applications at Northern Gateway, Places for Everyone Allocations JPA 1.1 and JPA 1.2.

PCC.8 URGENT BUSINESS

No urgent business was reported.

As this was the last meeting of the 2024-2025 municipal year, Members placed on record their thanks to the Chair for his good Chairmanship of the Committee over the past 12 months.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.10pm and ended at 8.50pm)

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