

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 29th May 2025

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

Also in attendance: Councillors R Gold, J Rydeheard and A Quinn.

Public Attendance: 4 members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PCC.2 DECLARATIONS OF INTEREST

Councillor D Quinn declared a prejudicial interest in relation to the planning application on the agenda 71330, Change of use from restaurant (Use Class E) to 13 bed (single occupancy) House of Multiple Occupation (HMO) (Sui-Generis), excavations to part of rear yard area and installation of steps, insertion of a window and door on rear elevation at Basement level change of rear ground floor doorway to a window, and enlargement of a first-floor window on the side elevation, 12A Whittaker Lane, Prestwich, Manchester, M25 1FX.
This was due to being a local resident and Councillor D Quinn left the meeting during deliberations on this application.

PCC.3 MINUTES OF THE MEETING HELD ON THE 22ND APRIL 2025

Delegated decision:

That the Minutes of the meeting held on the 22nd April 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 number 71330.

The Committee heard representations from applicants, objectors and Ward Councillors in respect of the applications submitted. This was limited to three minutes for the speaker. Mr A. Quinn spoke at the meeting as a local resident and not as a Ward Councillor.

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 and any supplementary information submitted with an additional condition in relation to seeking bat/bird boxes and impose GMEU recommended informatives and subject to all other conditions included: -

12A Whittaker Lane, Prestwich, Manchester, M25 1FX

Change of use from restaurant (Use Class E) to 13 bed (single occupancy) House of Multiple Occupation (HMO) (Sui-Generis), excavations to part of rear yard area and installation of steps, insertion of a window and door on rear elevation at Basement level change of rear ground floor doorway to a window, and enlargement of a first-floor window on the side elevation

2. 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: -

89 Wood Street, Bury, BL8 2QU

Change of use from former hot food takeaway with first floor residential flat (Sui Generis/Class C3) to 3 no. bedroom (maximum 4 no. occupants) house in multiple occupation (HMO) (Class C4); External alterations

3. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report with an additional condition in relation to requiring a Carbon and Energy scheme to be submitted and subject to all other conditions included: -

Unsworth Primary School, Blackley Close, Bury, BL9 8LY

Change of use from F1 to E(f) and reconfiguration of exiting classroom space to form new nursery rooms; Single storey rear extension; Erection of new front canopy with polycarbonate roof; Formation of new car parking area

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 7.00pm and ended at 7.50pm)