

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 30 September 2014

Present:

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

Public attendance: 15 members of the public were in attendance

Apologies for absence: Councillor R Caserta

PCC.316 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.317 MINUTES

Delegated decision:

That the Minutes of the meeting held on 2 September 2014 be approved as a correct record and signed by the Chair.

PCC.318 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to various applications for planning permission. Supplementary information was also submitted in respect of application numbers: 56744, 57669, 57797, 57825, 57841 and 57852.

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

Site Visits had taken place prior to the Committee meeting in respect of planning applications 56744 and 57797.

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:

57669 Walshaw Motorbodies, Walshaw Road, Bury – Bury West – Elton Ward

Single storey side extension and single storey spray booth at the rear

57797 Site of Wesley House, Wesley Street, Tottington, Bury – Ramsbottom & Tottington – Tottington Ward

Repositioning of 2 no. bungalows (plots 4 & 5) with associated external works (retrospective)

57825 Walmersley Post Office, 678 Walmersley Road, Bury – North Manor Ward

Conversion of dwelling (C3) to shop (A1); 2 bed flat at first floor level; New shop front and roller shutters

57841 Old County Court, Tenterden Street, Bury – Bury East Ward

Change of use from Office (B1) to Support and Counselling Centre (D1)

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:

56744 Land at Bury Road/York Street, Radcliffe, Manchester – Radcliffe East Ward

Hybrid full planning application for the erection of 153 no. dwellings together with associated works including the laying out of public open space, and the undertaking of engineering operations to remediate the site, raise the levels, construct an emergency access and development platform for future commercial development; Outline planning application for erection of a Class B1/B2 & B8 development of 7435 m²

Note: The decision is subject to the addition of the following condition agreed at the Committee meeting:-

Condition 47: No putrescible waste shall be brought onto the site at any time for the purposes of land raising or ground works.

Reason - In the interests of environmental amenity pursuant to UDP Policy MW3/2 Waste Recycling, MW4/1 Assessing Waste Disposal Proposals and MW4/2 Development Control Conditions (Waste).

57830 The Trafalgar, Manchester Old Road, Bury – Bury East Ward

Change of use from public house to no.5 flats with first floor extensions to side and rear and new access from Baron Street for parking (resubmission)

Note: The Committee were informed that the paragraph within the report relating to Recreational Provision in respect of this application should read as follows:-

Recreational Provision – The applicant has agreed to enter into a S106 legal agreement relating to recreation provision in accordance with Bury Unitary Development Plan Policy RT2/2 – Recreation Provision in New Residential Development and the associated Supplementary Planning Document 1 – Open Space, Sport and Recreation in New Housing Development. The contribution would be for £6,839.45 which relates to 4 flats only, as there was a flat above the previous pub. As such the proposal complies with Policy RT2/2 and associated guidance and therefore should be approved for this reason.

57852 Land at Kestrel Close, Whitefield, Manchester – Prestwich – Holyrood Ward

Erection of new two storey dwelling (Resubmission)

PCC.319 DELEGATED DECISIONS

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

Delegated decision:

To note the report.

PCC.320 PLANNING APPEALS

A report from the Development Manager was submitted which presented a list of recent planning appeals lodged and decided. The report included a copy of the Appeal Decision and Costs Decision made by the Planning Inspectorate in relation to Planning Application 56249.

Delegated decision:

To note the report.

Chair COUNCILLOR A CUMMINGS

(Note: The meeting started at 7.00 pm and ended at 7.45 pm)