

Minutes of:	PLANNING CONTROL COMMITTEE
Date of Meeting:	16 th December 2025
Present:	Councillor G McGill (in the Chair) Councillors D Berry, C Boles, U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn, G Staples-Jones, D Vernon and M Walsh
Public Attendance:	16 members of the public were in attendance at the meeting alongside 1 member of the press.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor D Duncalfe.
Councillor D Berry acted as a substitute representative for Councillor Duncalfe.

PCC.2 DECLARATIONS OF INTEREST

There were no reported declarations of interest.

Councillor M Walsh placed on record in relation to the planning application on the agenda, 71426, Land adjacent to Bealey Industrial Estate, Dumers Lane, Radcliffe, that she lived close to the site. She had not pre-determined the application or cast pre judgement, therefore she would remain in the meeting during deliberation of this application and take part in the determination and voting.

Councillor G McGill placed on record in relation to the planning application on the agenda, 72127, 25 Thomas Street, Radcliffe, that he worked close to the location. He had not pre-determined the application or cast pre judgement, therefore he would remain in the meeting during deliberation of this application and take part in the determination and voting.

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

Delegated decision:

That the Minutes of the meeting held on the 18th November 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 71426, 72240 and 72327.

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.

Delegated decisions:

1. That the Committee be **Minded to Approve** the following application in accordance with the reasons put forward by the Development Manager in the report and the supplementary information submitted and subject to all other conditions included: -

Land adjacent to Bealey Industrial Estate, Dumers Lane, Radcliffe, Manchester, M26 2BD

Demolition of buildings and erection of 77 no. affordable dwellings and associated access off Wild Street, landscaping and parking.

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: -

25 Thomas Street, Radcliffe, Manchester, M26 2UH

Change of use from public house (Sui Generis) to a 15 Bedroom (18 Persons) HMO together with first floor extension at side/rear and single storey extension at rear

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

Spurr House, Pole Lane, Bury, BL9 8QL

Demolition of existing buildings, site clearance works including removal of areas of hardstanding and the erection of two blocks of apartments, comprising 60 no. residential units, relocation of existing site access, and associated landscaping

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 the supplementary information submitted with condition 6 listed in the supplementary report being amended to read condition 7 and subject to all other conditions included: -

263 Bury Old Road, Prestwich, Manchester, M25 1JA

Change of use from hot-food takeaway (Use Class Sui Generis) to part ground floor office (Use Class E) and part ground floor and all first floor 3bedroom (single occupancy) House in Multiple Occupation (HMO) (Use Class C4)

5. 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: -

8 Stephen Street South, Bury, BL8 2NT

Change of use from existing 6-bedroom (single occupancy) HMO to 6-bedroom (6-8 occupants) HMO (House in Multiple Occupation) (Use Class Sui Generis)

PCC.5 ARTICLE 4 DIRECTION PROPOSAL - HOUSES IN MULTIPLE OCCUPATION

A report from the Head of Development Management was submitted in relation to authorisation for the making of an immediate Article 4 Direction to give greater planning controls over proposals for change of use from Use Class C3 (dwellinghouse) to Use Class C4 (HMO).

Before any discussions took place, the Council's Legal Advisor withdrew this agenda item from the business of the meeting on behalf of the Director of Law and Democratic Services for further consideration.

Delegated decision:

That the report be withdrawn.

PCC.6 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.7 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.8 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.00pm and ended at 8.55pm)

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