

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 27th January 2026

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

Public Attendance: 6 members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor U Farooq.
Councillor D Green acted as a substitute representative for Councillor Farooq.

PCC.2 DECLARATIONS OF INTEREST

There were no reported declarations of interest.

PCC.3 MINUTES OF THE MEETING HELD ON THE 16TH DECEMBER 2025

Delegated decision:

That the Minutes of the meeting held on the 16th December 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 72368 and 72460.

The Committee heard representations from an applicant 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 and the supplementary information submitted and subject to all other conditions included: -

Saw Mills, off Spring Street, Ramsbottom, Bury, BL0 9JQ

Construction of 2 no. industrial units (Use Class E(g)(iii) – Industrial processes)

2. 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 subject to the signing and completion of a Section 106 agreement relating to the compensatory loss of employment land under UDP Policy EC2/2. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application and subject to all other conditions included: -

157 Bolton Road, Bury, BL8 2NW

Change of use from commercial (Use Class E) to 5-bedroom, 6-occupants House in Multiple Occupation (HMO) (Use Class C4) and associated external alterations (including new doors/windows, removal of advertisement hoarding/roller shutter along front elevation, and new access gate along rear boundary)

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: -

12 Monmouth Avenue, Bury, BL9 5DU

Change of use of existing residential dwellinghouse (Class C3) to 6-bedroom (6 person) house in multiple occupation (HMO) (Sui Generis); Loft conversion with rear dormer extension/new roof/rooflights and external alterations

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 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).

The effect of an Article 4 Direction is that planning permission would be required for conversion from a Use Class C3 (dwellinghouse) to a Use Class C4 (small HMO) if there is a material change of use. This change would not otherwise require planning permission as a result of being classed as permitted development. Proposals for HMOs for 7 or more people already require planning permission and will continue to do so and therefore would be unaffected by this Direction.

The report was due to be considered by the Planning Committee on the 16th December 2025 but was withdrawn by the Monitoring Officer for further consideration.

Delegated decision:

That the Planning Control Committee:-

1. Authorised the making of an immediate direction under Article 4 of the Town and Country (General Permitted Development) (England) Order 2015 to remove the permitted development rights for the material change of use from Use Class C3 dwellinghouses to Use Class C4 small Houses in Multiple Occupation for the entire Borough of Bury as identified within the Direction.
2. Authorised the Director of Legal and Governance to issue the relevant Direction and Notices to support the Article 4 Direction.
3. Noted the content of the Houses in Multiple Occupation report: Background Evidence report, as appended to this report, which had been prepared to support the making of the proposed Direction.
4. Authorised the Executive Director (Place) to consider comments received in relation to the Notice and to confirm the Direction.

PCC.8 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.00pm and ended at 8.10pm)

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