

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 25 November, 2014

**Present:**

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

**Public attendance:** 10 members of the public were in attendance

**Apologies for  
absence:** -

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**PCC.468 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**PCC.469 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 28 October, 2014 be approved as a correct record and signed by the Chair.

**PCC.470 PLANNING APPLICATIONS**

A report from the Development Manager was submitted in relation to two applications for planning permission. Supplementary information was also submitted in respect of application numbers: 58022 and 58043.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker. Councillor O'Brien, Prestwich St Mary's Ward Councillor attended the meeting and spoke as a ward representative in respect of Planning Application 58043.

A Site Visit had taken place prior to the Committee meeting in respect of planning application 58043.

**Delegated decisions:**

1. That **Approval** be given to the following application in accordance with the reasons put forward by the Development Manager in the report and supplementary information submitted and subject to the conditions included:

**58043 Land adjacent to Prestwich Post Office, Bury New Road, Prestwich, Manchester – Prestwich St Mary's Ward**

Erection of drive through restaurant (Class A3/A5) with associated access, car parking and hard and soft landscaping

Note: The decision to **Approve with Conditions** was made at Committee subject to an amendment to Condition 16, to read as follows:-

**Condition 16:** Notwithstanding the details shown indicatively on approved plan reference 0699-01 Revision C, no development shall commence unless and until full details of the following access alterations and highway works on Bury New Road have been submitted to and agreed by the Local Planning Authority:

Widening of Bury New Road incorporating the retention of adequate footway widths and off-carriageway cycling facilities;

Formation of left-in/left-out access arrangements incorporating adequate crossing arrangements for cyclists at the junction with Bury New Road;

Provision of an extended central reservation to physically prohibit right turns into and out of the site;

Associated traffic regulation order to prohibit u-turns on Bury New Road at the southerly end of the extended central reservation;

Assessment of the existing street lighting levels on Bury New Road in the vicinity of the proposed site access to determine the need (or not) for improvements to the existing provision;

An independent Stage One & Stage Two Safety Audit (Stage Two to take account of any Stage One Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes;

All associated remedial works and alterations to existing street furniture, street lighting, highway drainage and road markings;

Details of pedestrian access and visibility.

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the development hereby approved is brought into use.

Reason. To ensure good highway design and maintain integrity of the adopted highway in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN1/7 - Throughroutes and Gateways, S2/6 - Food and Drink, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.

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 supplementary information submitted and subject to the conditions included:

**58022 Ramsbottom Cottage Hospital, Nuttall Lane, Ramsbottom, Bury – Rambottom and Tottington Ward**

Demolition of existing buildings and erection of 13 no. dwellings

**PCC.471 DELEGATED DECISIONS**

A report from the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers. A verbal update was provided in relation to ongoing enforcement action relating to Planning Application 57893.

**Delegated decision:**

To note the report.

**PCC.472 PLANNING APPEALS**

A report from the Development Manager was submitted which presented a list of recent planning appeal decisions. The report included a copy of the Appeal Decision made by the Planning Inspectorate in relation to Planning Application 57709.

**Delegated decision:**

To note the report.

**PCC.473 PLANNING ENFORCEMENT**

The Development Manager submitted a report which provided statistical information on Enforcement Activity between 1 July, 2014 and 30 September, 2014. The report also provided statistical information and a comparison with other Planning Authorities Enforcement activity between 1 April, 2013 and 31 March, 2014.

**Delegated decision:**

To note the report.

**PCC.474 SECTION 106 OBLIGATIONS**

A report from the Development Manager was submitted which outlined the contributions made by Section 106 obligations since 1 April, 2014 and which summarised outstanding agreements.

The Chair, Councillor Cummings welcomed questions/comments from members of the Committee which were dealt with by the Development Manager at the meeting. Cllr Black commented on the possibility of being more creative in terms of settling outstanding agreements from obtaining "contributions in kind" by acquiring letting space from buildings. Cllr Heneghan sought clarification in relation to Recreation Enhancement allocation in consultation with ward Councillors and the ring-fencing of Employment Enabling Works and Affordable Housing contributions.

**Delegated decision:**

To note the report.

**Chair COUNCILLOR A CUMMINGS**

**(Note: The meeting started at 7.00 pm and ended at 7.57 pm)**