

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 28th July 2026

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

Also in attendance: Councillors G McGill, J Sheppard and M Smith.

Public Attendance: 13 members of the public and no members of the press were in attendance at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor D Hill.
Councillor J Rydeheard acted as a substitute representative for Councillor Hill.

PCC.2 DECLARATIONS OF INTEREST

Councillor D Duncalfe declared an interest in relation to the planning application on the agenda, 72750, Land at Harper Fold Road & Canute Street, Radcliffe, M26 3BX.

The land was in close proximity to his private residence and he was the leader of the local neighbourhood watch group and community centre that neighbours the site.

He would therefore leave the meeting during deliberation of this application and take no part in the determination and voting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 1ST JULY 2026

Delegated decision:

That the Minutes of the meeting held on the 1st July 2026 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 72682.

The Committee heard representations from objectors, applicants and Ward Councillors in respect of the applications submitted. This was limited to three minutes for the speaker.

Councillor M Walsh took no part in the determination of the application 73083 which was dealt with first at the meeting due to her attendance at another meeting prior to the Committee starting.

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:-

31 Grosvenor Street, Prestwich, Manchester, M25 1ES

Change of use of Swim School building (Class E(d)) to dwelling (Class C3); Demolition of a single storey rear projection; Replace corrugated roof to composite roof with tiled covering; Composite timber panelling adding to front elevation windows

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:-

Land at Harper Fold Road & Canute Street, Radcliffe, Manchester, M26 3BX

Erection of 2 no. dwellings

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:-

Elton Fold Working Mens Club, Leigh Lane, Bury, BL8 2RH

Erection of external raised decking at side with canopy and timber board cladding to side elevations

4. 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:-

102 Sixth Avenue, Bury, BL9 7RP

Change of use from dwelling (Class C3) to a children's residential care home (Class C2) for up to 3 children

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 report.

COUNCILLOR G STAPLES-JONES
Chair

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

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