

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 20 January, 2015

Present:

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

Public attendance: 45 members of the public were in attendance

Apologies for absence: Councillor S Briggs

PCC.618 DECLARATIONS OF INTEREST

Councillor Gunther declared a personal interest in respect of planning application 58104. Councillor Gunther is a member of Friends of Ramsbottom Civic Hall but took no part in any of the discussions held in relation to this particular application.

PCC.619 MINUTES

Delegated decision:

That the Minutes of the meeting held on 16 December, 2014 be approved as a correct record and signed by the Chair.

PCC.620 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to the applications for planning permission. Supplementary information was also submitted in respect of application numbers: 58104, 58105, 58146, 58184 and 58252.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker, including representations from Councillors Bevan, Fitzwalter and Hodkinson, Ward Councillors for Ramsbottom Ward who spoke on planning application 58104.

A site visit was undertaken prior to the Committee meeting in relation to Planning Application 58104.

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:

58105 Site of the former Claremont Home, Park View Road, Prestwich, Manchester – Prestwich – Sedgley Ward

Erection of extra care accommodation for the elderly (Class C2 Use – Residential Institutions) (62 units in total) landscaping and car parking

58133 Windacre Works, Mather Road, Bury – Ramsbottom & Tottington – North Manor Ward

Outline application for demolition of the existing buildings and redevelopment of the site for residential development including means of access (All other Matters Reserved)

The decision to **Approve with Conditions** is subject to the addition of the following Conditions:-

Condition 17: No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason - To ensure that the site is free from Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 – Landscape

Condition 18: No development, including any demolition shall commence unless and until a scheme relating to an Environmental Construction Method Statement for the development has been submitted and approved by the Local Planning Authority, giving details of measures to be taken to prevent any possible pollution of the adjacent water body during the course of any demolition /construction works. The development shall be carried out in accordance with the approved details.

Reason - To protect the ecological interests of the adjoining water body pursuant to UDP Policy EN6/3 - Features of Ecological Value and NPPF Chapter 11 - Conserving and Enhancing the Natural Environment.

58146 Higher Tops Barn, Moor Road, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward

Erection of agricultural Store and yard, entrance onto Moor Road

The decision to **Approve with Conditions** is subject to an amendment of Condition 3, to now read as follows:-

Condition 3: No development shall commence unless and until details of surface water drainage aspects including streams and watercourses, have been submitted to and approved by the Local Planning Authority. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations to support the chosen solution. The scheme should incorporate solutions which address run off problems on the adjacent unadopted road taking active steps to reduce flows in this direction. The approved scheme only shall be implemented and thereafter maintained.

Reason. To ensure satisfactory arrangements for the treatment of surface water drainage pursuant to Chapter 10 - Meeting the challenge of climate

change, flooding and coastal change of the NPPF.

58184 Mercedes Benz, 845 Manchester Road, Bury – Whitefield & Unsworth – Unsworth Ward

Erection of 17 no. column mounted lights and 4 no. wall mounted lights in the dealership car park/display area, 27 no. wall mounted lights on the roof-top car park and provision of a low level wall and railings along the Manchester Road site frontage

58252 51 Heathfield Road, Bury – Whitefield & Unsworth – Unsworth Ward

Single storey extension at side

2. That the Committee **Refuse** the following application for the reasons as set out :-

58104 Land to the Rear of The Grants Arms, Market Place, Ramsbottom, Bury – Ramsbottom and Tottington – Ramsbottom Ward

Erection of 24 (Cat C) flats for retirement housing for the elderly, communal facilities, landscaping and car parking

Reasons

1. The proposed development would be a discordant and unsympathetic feature, by virtue of the proposed materials comprising the elevational treatments, fenestration and window frames, which would be inappropriate to, and have a seriously detrimental impact on the visual amenity of the Ramsbottom Conservation Area of which the site forms part.
As such, the proposals would neither preserve or enhance the traditional character or appearance of the Ramsbottom Conservation Area or respect the local character and distinctiveness of the neighbouring heritage assets - the Civic Hall or the Grant's Arms Hotel, a Grade II Listed Building.
The proposals would therefore conflict with policies of the Unitary Development Plan EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control and Chapter 12 - Conserving and enhancing the historic environment of the NPPF.
2. The proposed development would provide insufficient car parking within the site for future occupiers of the building and would therefore have a detrimental impact on the capacity of the adjacent public car park. The proposed development therefore conflicts with the following policy of the Bury Unitary Development plan: HT2/4 - Car Parking and New Development.

PCC.621 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.622 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 an Appeal Decision made by the Planning Inspectorate in relation to Planning Application 57611.

Delegated decision:

To note the report.

Chair COUNCILLOR A CUMMINGS

(Note: The meeting started at 7.00 pm and ended at 8.25 pm)