

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 21 April, 2015

**Present:**

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

**Public attendance:** 40 members of the public were in attendance

**Apologies for absence:** Councillors S Briggs (cl), S Carter, A Matthews and A Quinn.  
David Fowler – Assistant Director (Localities)

---

**PCC.894 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**PCC.895 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 17 March, 2015 be approved as a correct record and signed by the Chair.

**PCC.896 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: 58233, 58261, 58411, 58412, 58427, 58489 and 58532.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker.

Site visits took place prior to the Committee meeting in relation to Planning Applications 58233 and 58363.

Councillor Bury spoke as a Ward Representative in respect of Planning Application 58233.

**Delegated decisions:**

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

**58261 Land off Plumpton Drive, Bury – Bury East – Moorside Ward**  
Reinstatement of garage colony with 35 no. single garages; Erection of 2.4 metre high mesh fence and gate; Extended garden to 26 Plumpton

Drive

**58363 Taskers, 45 – 47 Church Street West, Radcliffe, Manchester – Radcliffe East Ward**

Change of use of first floor and second floor to form eight flats, external alterations and extension of internal staircase at rear

The Head of Development Management informed the meeting of email correspondence received from Mr Iqbal who had formally objected to the planning application. The email contained a summary of Mr Iqbal's objections; queried why a new application was being considered by the Planning Committee at this meeting; enquired about enforcement action on the applicant for works already carried out in relation to the property; raised concerns that these issues were beyond a private legal matter and requested that the Planning Committee take due consideration of these concerns and issues when making their decision on this planning application. The Head of Development Management reported that as a new application had been received from the applicant in relation to this property, the Council and the Committee were obliged to consider and determine this fresh application. No enforcement action would be expedient until a formal decision in relation to this application had been made by the Planning Committee. The issue of encroachment had been raised by the Planning Inspectorate in a report detailed on page 143 of the Planning Application report. This report and all related documents in respect of the Planning Application were in the public domain.

**58411 1 Outwood Road, Radcliffe, Manchester – Radcliffe West Ward**

Change of use from A1 (retail) to restaurant and take away (A3/A5) with external flue and two new windows to side elevation

**58412 401 Bury New Road, Prestwich, M25 1AJ and 2 Church Lane, Prestwich, M25 1AA – Prestwich – St Mary's Ward**

External alterations to 401 Bury New Road, Prestwich and 2 Church Lane, Prestwich

**58427 Land adjacent to 411 Manchester Road, Bury, BL9 9RY and 10 Fletcher Fold Road, Bury, BL9 9RX – Bury East – Redvales Ward**

Change of use of land (Goshen Lane) adjacent 411 Manchester Road and 10 Fletcher Fold Road; New boundary fences, walls and railings

The decision to Approve with Conditions is subject to the amendment of Condition 4, to read as follows:

Condition 4: Before enclosing that part of the site indicated as garden ground in the approved plans, the proposed footway between Manchester Road and Fletcher Fold Road, indicated in the approved plans, shall be implemented and made available for public use thereafter. Reason. In order to ensure that the proposed footway is completed and pursuant to UDP Policy HT6/1 Pedestrian and Cyclist Movement.

**58489 11 St Johns Gardens, (Units B17/B16, The Rock Shopping Centre), Bury – Bury East Ward**

Change of use from retail (Class A1) to public toilets

**58532 59 Greenbank Road, Radcliffe, Manchester – Radcliffe East Ward**

Change of use of conservatory to part time dog groomers

2. That the Committee be **Minded to Approve** the following application in accordance with the reasons put forward by the Head of Development Management in the report and supplementary information submitted and subject to the conditions included:

**58233 Land off Salisbury Road, Radcliffe, Manchester – Radcliffe North Ward**

Residential development for 86 dwellings and associated infrastructure

3. That the following application be deferred until the next meeting :-

**58431 398 Brandlesholme Road, Bury – Bury West – Elton Ward**

Erection of detached dormer bungalow (revised house type)

(Note: The Head of Development Management requested that the Committee defer consideration of this application in order that the necessary consultations are undertaken of the revised plans submitted by the applicant in relation to this application. The Committee voted in favour of the request for the application to be deferred for the reason stated.)

**PCC.897 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.898 PLANNING APPEALS**

A report from the Development Manager was submitted which presented a list of recent planning appeals lodged against the decisions of the authority and of recent Planning Appeal decisions. The report also provided copies of the Planning Inspectorate's decisions in respect of Planning Applications 56560, 57261, 57263, 57456 and 57721. Councillor Caserta enquired about enforcement action in relation to 5 Bury New Road.

**Delegated decision:**

To note the report.

**PCC.899 PLANNING COMMITTEE TRAINING PROGRAMME**

The Head of Development Management submitted a report detailing the proposed training programme for the Planning Control Committee Members during the 2015/2016 Municipal Year, for information.

**Delegated decision:**

That the report be noted.

**PCC.900 PLANNING ENFORCEMENT**

The Assistant Director of Resources and Regulation submitted a report providing the annual statistical information on Enforcement Activity for the year between 1<sup>st</sup> April, 2014 and 31<sup>st</sup> March, 2015.

**Delegated decision:**

To note the report.

**PCC.901 CHAIR, COUNCILLOR CUMMINGS RETIREMENT**

The Chair of the Committee, Councillor Cummings informed the meeting that as he would be retiring from his duties as a Ward Councillor at the end of this Municipal Year, this meeting would be his last meeting. As Chair of the Planning Control Committee for many years, he wished to express his delight and privilege of having been able to Chair the Committee, to have worked with a fantastic team of Officers and have worked with his fellow Councillors on the Committee. Councillor Cummings thanked all of those involved in the work of the Committee for their support over the years.

Councillor Wright, on behalf of all Members of the Committee, thanked Councillor Cummings in his role as Chair of the Committee and wished him a long and happy retirement.

**Chair COUNCILLOR A CUMMINGS**

**(Note: The meeting started at 7.05 pm and ended at 8.47 pm)**