

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 1 September, 2015

**Present:** Councillor S Southworth (in the Chair)  
Councillors S Briggs, M D'Albert, J Harris, R  
Hodkinson, D Jones, A Matthews, E O'Brien, C  
Preston, A Quinn, R Skillen

**Also in attendance:**  
**Public**

**Public attendance:** 85 members of the public were in attendance

**Apologies for absence:** Councillors J Black and Y Wright

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**PCC.247 DECLARATIONS OF INTEREST**

Councillor Hodkinson declared a prejudicial interest in respect of planning application 58807. Councillor Hodkinson had spoken against the original planning application, as Ward Councillor (prior to becoming a member of the Committee), when it was considered at a previous meeting.

**PCC. 248 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 28 July, 2015 be approved as a correct record and signed by the Chair.

**PCC.249 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: 57810, 58025, 58413, 58655, 58810, 58846, 58860 and 58947.

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

Councillors Fitzwalter and Bevan spoke as ward representatives on planning application 58807; Councillor Walker in respect of planning application 58810; Councillors Mallon and Caserta in respect of planning application 58947; Councillor Hankey in respect of planning application 58413 and Councillor Tariq in respect of planning application 58708.

Prior to the Committee meeting, Site Visits had taken place in relation to Planning Applications 58710, 58025, 58655, 58807, 58890 and 58947.

**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:

**57810 Ramsons Restaurant, 16 Market Place, Ramsbottom - Ramsbottom & Tottington - Ramsbottom Ward**

Removal of existing conservatory and erection of new conservatory at first floor including removal of window at first floor at rear; Change of use of first floor flat to bar; Provision of new staircase between ground and first floor level

**58025 Ramsons Restaurant, 16 Market Place, Ramsbottom - Ramsbottom & Tottington - Ramsbottom Ward**

Listed building consent for removal of existing conservatory and erection of new conservatory at first floor including removal of window at first floor at rear; Change of use of first floor flat to bar; Provision of new staircase between ground and first floor level

**58230 The Island, Railway Street, Summerseat, Bury - Ramsbottom & Tottington - North Manor Ward**

Erection of four new houses, change of house types for two existing detached properties on site and amended house types types for four properties in mill with amended curtilage

(Councillor Preston was not present during the debate and did not take part in the vote on this application)

**58708 192 Manchester Road, Bury - Bury East - Redvales Ward**

Change of use of ground floor from residential dwelling (Class C3) to nursery (Class D1); Stepped access at rear

**58709 192 Manchester Road, Bury - Bury East - Redvales Ward**

Advertisement consent for 1 No. Stainless steel sign

**58786 Moss Lane Industrial Estate, Egremont Close, Whitefield - Whitefield & Unsworth - Besses Ward**

Change of use from warehouse and distribution unit (Class B8) to dog day care and grooming (Sui Generis) (retrospective)

(Councillor O'Brien was not present during the debate and did not take part in the vote on this application).

**58820 Green Bank, Green Street, Walshaw, Bury - Ramsbottom & Tottington - Tottington Ward**

Erection of 1 no. New dwelling with driveway within the garden area of Green Bank with an additional communal car parking space to Green Street and new driveway adjacent Greenbank Cottage

**58846 87 Church Street, Ainsworth, Bolton - Radcliffe North Ward**

Variation of condition no.2 (approved plans) of planning permission 57571 and removal of conditions 4 (materials), 8 (drainage) and 9 (boundary)

**58860 Land between Lynton & 88 Watling Street, Affetside, Bury - Ramsbottom & Tottington - Tottington Ward**

Erection of 1 no. Dwelling

**58882 Wesley Methodist Primary School, Forth Road, Radcliffe - Radcliffe North Ward**

Creation of all weather synthetic sports pitch (resubmission)

**58890 Aldi Foodstores Ltd, Higher Lane, Whitefield - Whitefield & Unsworth - Pilkington Park Ward**

Demolition of store at rear; erection of single storey extension at front & rear; provision of new entrance portico & trolley store; amendments to car park layout and new LED lighting to existing columns

**58947 3 The Meadows, Old Hall Lane, Whitefield - Whitefield & Unsworth - Pilkington Park Ward**

Retention of amateur radio mast (max 12.2m) and associated antenna

Note: The decision to Approve with Conditions is subject to the removal of Conditions 2 and 3, as detailed in the report and subject to the addition of the following condition:-

Condition 2: The radio mast and antenna hereby permitted shall be operated by the applicant or his immediate family residing at 3 The Meadows, Old Hall Lane, Whitefield Manchester M45 7RZ. On cessation of the residency by the applicant, the mast and antenna shall be removed to the satisfaction of the Local Planning Authority.

Reason. The use of the mast and antenna is specific to the applicant and the Local Planning Authority wish to retain control over the development pursuant to UDP Policies EN1/10 Telecommunications, H2/3 Extensions and Alterations and associated guidance in SPD6 Alterations and Extensions.

2. That the Committee be **Minded to Approve** 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:

**58413 Land to the West of 149 Brandlesholme Road, Bury - Bury West - Elton Ward**

Reserved Matters application following Outline planning approval 54738 for construction of 39 houses and 18 flats, junction improvements, new access road and associated landscaping

(Note: Councillor Harris proposed that this item be deferred subject to the Committee undertaking a site visit. This proposal was seconded by Councillor D'Albert. The Committee voted against this proposal.)

**58810 Land at Spen Moor, Bury and Bolton Road, Radcliffe - Radcliffe East Ward**

Reserved Matters for appearance, landscaping, layout and scale following grant of Outline planning permission 55003 for residential development of 191 dwellings, creation of ecological enhancement ponds and access off Bury and Bolton Road

(Note: Councillor Harris proposed that this item be deferred subject to the Committee undertaking a site visit. This proposal was seconded by Councillor D'Albert. The Committee voted against this proposal.)

3. That the following planning application be **Deferred** until the next scheduled meeting of the Planning Control Committee, following a site visit:

**58655 Land at Valley Park Road/Clifton Road, Prestwich - Prestwich - St Mary's Ward**

Erection of 97 no. Residential units (Class C3) comprising 67 no. dwellings and 30 no. apartments with associated landscaping, access arrangements and car parking and substation and creation of pond and woodland walk and seating area

(Note: Councillor O'Brien proposed the deferral to allow further discussions with the Applicant in relation to issues raised by Members on the siting and mix of affordable homes on the development. This proposal was seconded by Councillor Briggs. The Committee voted in favour of the proposal.)

4. That the following application be **Refused** :-

**58807 Land to rear of Grants Arms Hotel, Market Place, Ramsbottom - Ramsbottom & Tottington - Ramsbottom Ward**

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

(Councillor Hodgkinson left the room during consideration of this application, having declared a Prejudicial interest at the start of the meeting)

**Reasons**

1. The loss of the Protected Recreation land within the Ramsbottom Conservation Area, resulting from the proposed development, would not be adequately replaced by equivalent or better provision in terms of quantity/quality. This would be contrary to Bury Unitary Development Plan Policy RT1/1 – Protection of Recreation Provision in the Urban Area and policies in the National Planning Policy Framework (NPPF) at Chapter 8 - Promoting healthy communities, in particular Paragraph 74, and Chapter 12 - Conserving and enhancing the historic environment, having particular regard to Paragraph 130.

(Note: The Officer recommendation was Minded to Approve the application. The Committee decision to refuse the application was made following a vote taken on a proposal put forward by Councillor Jones and seconded by Councillor Quinn.)

**PCC.250 DELEGATED DECISIONS**

A report from the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers.

**Delegated decision:**

That the report be noted.

**PCC.251 PLANNING APPEALS**

A report from the Head of Development Management was submitted which presented a list of recent planning appeal lodged against the decision of the authority and of a recent Planning Appeal decision. The report included copies of the Planning Inspectorate's decision in respect of Planning Application 57082.

**COUNCILLOR S SOUTHWORTH**  
**Chair**

**(Note: The meeting started at 7.00 pm and ended at 9.40 pm)**