

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 29 September, 2015

**Present:** Councillor S Southworth (In the Chair)  
Councillors M D'Albert, J Harris, R Hodgkinson, D  
Jones, A Matthews, E O'Brien, R Skillen and Y Wright

**Public attendance:** 65 members of the public were in attendance

**Apologies for  
absence:** Councillors J Black, S Briggs, C Preston and A Quinn

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**PCC.357 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**PCC.358 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 1 September, 2015 be approved as a correct record and signed by the Chair.

**PCC.359 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: 58342; 58655; 58805; 58874; 59051 and 59058.

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 Bayley spoke as ward representative on planning application 58655 and Councillors Caserta and Mallon spoke as ward representative in respect of planning application 58874 (note: Councillor Mallon represents Pilkington Park ward and was permitted to speak on application 58874 as the Pilkington Park would be affected by the application).

Prior to the Committee meeting, a Site Visit had taken place in relation to Planning Application 58874.

**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:

**58805 Land between 99 and 133 Crostons Road and Tottington Road, Bury - Bury West - Elton Ward**

Erection of 9 no. Dwellings

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

Condition 15: Notwithstanding the provisions of the approved plans, no development shall commence on plots 1 - 5 inclusive until a scheme that ensures that the eaves height and ridge heights of plots 1 - 5 inclusive are similar to that of No. 10 Tottington Road has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented.

Reason. To ensure that the development delivers a good design pursuant to Policy EN1/1 - Townscape and Built Design of the Bury Unitary Development Plan.

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

**59058 Land adjacent to 5 West Avenue, Whitefield, Manchester - Whitefield and Unsworth - Pilkington Park Ward**

Outline - Demolition of existing building and erection of 4 no. dwellings

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

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:

**58324 Land adjacent to Eton Business Park, Bury Road, Radcliffe, Manchester - Radcliffe East Ward**

Residential development of 18 no. dwellings

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

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

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

3. That the following application be **Deferred** for a site visit and be considered at the next scheduled meeting of the Planning Control Committee:-

**59051 116 Bury New Road, Whitefield, Manchester - Whitefield and Unsworth - Besses Ward**

Retrospective application for change of use of part of ground floor from offices (A2) to taxi booking office (Sui Generis)

Note: Prior to consideration of the application, Councillor Matthews proposed that this application be deferred subject to a site visit. This proposal was seconded by Councillor Jones. The Committee voted against the proposal at this stage. Following hearing from the speakers and a debate by Members and prior to the vote, Councillor Jones proposed a site visit which was seconded by Councillor Matthews. The Committee voted in favour of this proposal).

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

**58874 Whitefield Golf Club, Higher Lane, Whitefield, Manchester - Whitefield and Unsworth - Pilkington Park Ward**

Erection of 1 no. 30m (hub) high, 45m (tip) high wind turbine plus ancillary development

**PCC.360 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.361 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.

**Delegated decision:**

That the report be noted.

**CHAIR  
COUNCILLOR SUSAN SOUTHWORTH**

**(Note: The meeting started at 7.00 pm and ended at 8.20 pm)**