

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 27 October, 2015

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

**Public attendance:** 8 members of the public were in attendance

**Apologies for  
absence:** -

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**PCC.411 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**PCC.412 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 29 September, 2015 be approved as a correct record and signed by the Chair.

**PCC.413 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: 58866; 58985; 59111; 51913; 59202; and 59224.

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 Tariq spoke as ward representative on planning application 558866.

Prior to the Committee meeting, a Site Visit had taken place in relation to Planning Application 59051.

**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:

**58866 Site of former Fishpool County Infants School, Parkhills Road, Bury - Bury East - Redvales Ward**  
Residential development - 8 no. dwellings

Note: The decision to Approve with Conditions is subject to the amendment of the following conditions, to read as follows:-

**Condition 2:** This decision relates to drawings numbered 14037-LP, 14047-101, 14047-102 Rev B, 14047-103, 14047-104 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

**Condition 11:** The car parking indicated on approved plan reference 14047-102 Revision B shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied and thereafter maintained at all times

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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

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

**59111 Bury Art Gallery, Moss Street, Bury - Bury East Ward**

Listed building consent to extend the temporary consent for sculptures installed in the alcoves at the front of the sculpture centre and library entrance to 5 years

**59193 Site of former Whittaker House, Parsonage Street/Whittaker Street, Radcliffe, Manchester - Radcliffe East Ward**

Erection of two storey residential building comprising 6 no. supported living apartments (Class C3)

**59202 111 Bury Old Road, Prestwich, Manchester - Prestwich - Sedgley Ward**

Single storey extension at side; Two storey extension at rear; Entrance porch at front/side; External works and 2 no. additional parking spaces

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:

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**58985 Site of Hartshead Works, Deal Street, Bury - Bury East Ward**

Demolition of existing buildings and residential development comprising 39 no. dwellings (15 no. houses and 24 no. apartments), new access from Deal Street, car parking and landscaping

**59224 The Hollins, Haweswater Crescent, Bury - Whitefield & Unsworth - Unsworth Ward**

Substitution of house types to plots 3, 4, 11, 20 & 21 following grant of planning permission ref. 56860

**PCC.414 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.415 PLANNING ENFORCEMENT**

A report from the Head of Development Management was submitted which provided statistical information on Enforcement activity between 1 July, 2015 and 30 September, 2015.

Councillor Black congratulated the Enforcement team for their work and progress made given the staffing reductions within the team and the increased workload.

The Head of Development Management provided a verbal update on the two prosecution cases currently being dealt with by the Council's Legal Section. It was reported that the results of the cases would be reported in the next Enforcement report to be submitted to the Committee.

**Delegated decision:**

That the report be noted.

**PCC.416 ANY OTHER BUSINESS**

The Head of Development Management informed the meeting that, since the publication of the Agenda, a Planning Appeal had been submitted to the Planning Inspectorate in relation to Planning Application 58807, the outcome of which would be reported at the next scheduled meeting of the Committee.

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The Committee were informed that the Government were increasing the planning performance threshold for Councils to 50% and increasing the bar on the processing of major applications. The Government had asked

that the Planning Advisory Service (PAS) work with the top 10 performing Authorities on best practice to assist the least performing Authorities following the publication of the quarterly returns by the Government. Bury were second in the list of top performing Authorities and had been involved in a recent meeting with other top performing authorities. Members of the Committee discussed the outcomes of this meeting including the possibility of reviewing the current practice of Officer report's on delegated decisions.

**CHAIR  
COUNCILLOR SUSAN SOUTHWORTH**

**(Note: The meeting started at 7.00 pm and ended at 7.55 pm)**