

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 24 November, 2015

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

Public attendance: 22 members of the public were in attendance

**Apologies for
absence:** Councillors Matthews and Skillen

PCC.499 DECLARATIONS OF INTEREST

Councillor D'Albert declared a personal interest in respect of Planning Application 59311. Councillor D'Albert lives in a neighbouring property to the one being considered as part of this application. Councillor Susan Southworth declared prejudicial interest in respect of Planning Application 59351. Councillor Southworth is the applicant in relation to this particular planning application.

PCC.500 MINUTES

Delegated decision:

That the Minutes of the meeting held on 27 October, 2015 be approved as a correct record and signed by the Chair.

PCC.501 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: 58832; 58848; 59217; 59238; 59266; 59311 and 59312.

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 Gartside spoke as a ward representative in respect of planning application 58848. Councillor Adams spoke as a ward representative in respect of planning application 59397.

Prior to the Committee meeting, Site Visits had taken place in relation to Planning Application 58918 and 58848.

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:

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58848 Site of former Berry's Garden Centre, Turton Road, Tottington, Bury – Ramsbottom & Tottington – Tottington Ward
Erection of 1 no. Dwelling

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

Condition 20: No development shall commence unless and until details of any proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved boundary details only shall be implemented.

Reason. Information not supplied at application stage, in the interests of visual amenity pursuant to Bury Unitary Development plan Policies H2/2 - The Layout of New Residential Development, EN1/1 - Visual Amenity, EN1/2 - Townscape and Built Design and OL7/2 - West Pennine Moors

59161 Unit 1, Yarwood Street, Bury – Bury East Ward

Change of use of ground/first floor from shop/workshop to community centre (Class D1); Two storey extension at front/side; External alterations to include new entrance and roller shutters; Alterations to form car park

59217 Site of former garage colony off Mosley Street/Hampson Fold, Radcliffe, Manchester – Whitefield & Unsworth – Pilkington Park Ward

Rebuilding and alterations to form ancillary residential annex for use as dependent person accommodation (resubmission)

59238 5 Bleakley Street, Whitefield, Manchester – Whitefield & Unsworth – Pilkington Park Ward

Rebuilding and alterations to form ancillary residential annex for use as dependent person accommodation (resubmission)

The decision to **Approve with Conditions** is subject to the amendment to the wording of Condition 5, to read as follows:-

Condition 5: Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, or as subsequently amended, no window or door openings shall be inserted or enlarged within the terms of Part 1, Class E of the Order.
Reason: To protect the residential amenities of the occupants of neighbouring properties pursuant to UDP Policy H2/3-Extensions and Alterations and SPD6 Policy Guidance Note 6: Alterations & Extensions.

59266 Unit F Bornmore Industrial Estate, Leigh Lane, Bury – Bury West – Elton Ward

Retrospective application for vehicle dismantling and recycling

59279 Bury Grammar School Playing Fields, Buckley Wells, Bury – Bury East – Redvales Ward

Erection of 2.4 m high mesh panel fence to the west and south boundary of Buckley Wells playing fields

59311 Land between 7 & 11 Prestwich Park Road South, Prestwich, Manchester – Prestwich – St Mary’s Ward

Erection of detached dwelling with new access onto Prestwich Park Road South

59351 Oxford Mews, 79 Oxford Street, Bury – Bury East Ward

Single storey extensions at rear

(Note: Prior to consideration of this application, Councillor Susan Southworth proposed that Councillor Briggs stand in as Chair of the Committee, Councillor Southworth having declared a prejudicial interest. The Committee supported the proposal and Councillor Briggs took on the role of Chair. Councillor Southworth left the room during consideration of this application and resumed her role as Chair of the Committee following consideration of the application).

59312 609-621 Rochdale Old Road, Bury – Bury East Ward

3 No. Internally illuminated canopy fascia signs; 6.5mhigh double sided internally illuminated free standing sign (retrospective)

(Note: Councillor Jones proposed that the decision on the application be split – to **approve** the illumination of signs A and B, as referred to in the Officer report and **refuse** the illumination of sign C for the following reason, on “the adverse impact on the visual amenity of the neighbouring property”. The proposal was seconded by Councillor Briggs and the Committee unanimously voted in favour of this split decision).

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:

58832 The Hearth of the Ram, 13 Peel Brow, Ramsbottom, Bury – Ramsbottom & Tottington Ward – Ramsbottom Ward

Extension to existing car park and landscaping of land adjacent

(Note: In relation to the Officer report on this application, Paragraph 7, Page 14 of the report should have read as follows:-

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"...it is considered that the proposed development would preserve the character of the **Conservation Area** in compliance with EN2/1 and EN2/2").

58918 Land adjacent to 15 Prestfield Road, Whitefield, Manchester – Whitefield & Unsworth – Besses Ward

Erection of 33 no. Apartments in 2,3 & 4 storey blocks with associated parking and a detached dwellinghouse

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

59357 88 Hollins Lane, Bury – Whitefield & Unsworth – Unsworth Ward

Demolition of linked detached garage and outbuilding and erection of detached dwelling

(Note: Prior to consideration of the application, Councillor Jones proposed that this application be deferred subject to a site visit. This proposal was seconded by Councillor Briggs. The Committee voted in favour of this proposal).

PCC.502 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.503 PLANNING APPEALS

A report from the Head of Development Management was submitted listing all recent Planning Appeal decisions since the last meeting of the Planning Control Committee.

Delegated decision:

That the report be noted.

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PCC.504 TREE PRESERVATION ORDER CONFIRMATION

A report from the Head of Development Management was submitted providing confirmation of a temporary tree preservation order currently made on Walshaw Hall and cartilage, Bradshaw Road, Walshaw (Order No.338). The Committee were requested to confirm, without modifications, the extant temporary Tree Preservation Order designated as Land at Walshaw Hall.

Delegated decision:

That the Committee confirm, without modifications, the extant temporary Tree Preservation Order designated as Land at Walshaw Hall.

**CHAIR
COUNCILLOR SUSAN SOUTHWORTH**

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