

TITLE	: RECENT PLANNING APPEALS		
TO / ON	: Planning Control Committee	11 November 2003	
FROM	: Borough Planning & Economic Development Officer		
STATUS	: FOR PUBLICATION		

1.0 TYPE OF DECISION

1.1 What type of decision is to be taken:-

EXECUTIVE DECISION		COUNCIL DECISION	
Key	Non Key	Yes	

1.2 If a key decision, has it been included in the Forward Plan

Inclusion in Forward Plan	(Yes or No)	Date of Plan	N/A
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2.0 SUMMARY

The report summarises the outcome of some recent appeals, and lists appeals still awaiting a result.

3.0 OPTIONS AND RECOMMENDED OPTIONS (with reasons)

The Committee is recommended to note the appeal decisions described below.

4.0 THIS REPORT HAS THE FOLLOWING IMPLICATIONS

Corporate Aims

Improving transport and the environment

Policy Framework

Unitary Development Plan.

**Statement by
Monitoring Officer**

**Statement by
Director of Finance
&
E-Government**

**Human Resource
IT/Land and
Property
Implications**

N/A

**Wards/Area Boards
affected**

All

**Scrutiny Panel's
Interest**

N/A

Consultations

None required.

Call-in

Briefings

Executive Members/ Chair		Chief Executive	
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5.0 **APPEAL DECISIONS**

5.1 **Stonehaven, Bolton Road, Hawkshaw (40053/03)**

Appeal allowed – convert private swimming pool to swimming school, with an extension.

The Inspector felt that it was a small scheme that would not generate problem traffic or parking. An hours restriction was imposed – 7.00pm finishing time in the week and 1.00pm on Saturday.

5.2 **29 Cromer Road, Brandlesholme (40710/03)**

Appeal dismissed – 2 storey front extension to a dormer bungalow

The Inspector felt that the roof of the extension did not match the style of the existing building, and would unbalance the appearance.

5.3 **St Anne's Parish Church, Chapel Street, Tootington**

Appeal allowed – restoration of former National School, demolition of Victorian Hall and erection of new church-related community facilities.

The Inspector felt that conservation and design were the main issues. He thought that demolishing the Victorian Hall would benefit the setting of the remaining buildings and that the design of the new building was high quality. He felt that the Council had failed to demonstrate the conservation value of the hall and that there were no reasonable arguments against the proposal on grounds of noise, disturbance, smells, overlooking, traffic generation or parking. The Inspector concluded that the Council had acted unreasonably and had put the applicant to unnecessary expense.

A bill for costs has now been submitted by the applicants and is just under £28,000. The Council's own costs for using consultants at the Public Inquiry were about £5,125.

6.0 **CURRENT APPEALS IN THE PIPELINE**

6.1 These are listed in the attached appendix.

**BRIAN DANIEL
BOROUGH PLANNING & ECONOMIC DEVELOPMENT OFFICER**

For further information on the details of this report, please contact:

North Area Team

John Hodkinson
Principal Planning Officer (North)
Environment & Development Services
Planning Division
Craig House
5 Bank Street
Bury BL9 0DN
Tel: 0161 253 5323

South Area Team

Jan Brejwo
Principal Planning Officer (South)
Environment & Development Services
Planning Division
Craig House
5 Bank Street
Bury BL9 0DN
Tel: 0161 253 5324

APPENDIX A

Appeal Received Date	Address	Description	Appeal Type
29/04/03	Land off Hollins Lane, Howards Hill, Bury (39674/02)	Residential development: 19 dwellings	Informal Hearing on 11/11/03
09/07/03	Land adjacent 30 Woodward Road, Prestwich (40296/03)	Change of use from open space to form garden extension together with erection of fence.	Informal Hearing on 27/01/04
14/07/03	44 Bell Lane, Bury (40005/02)	Change of use from Public House to private members' health salon.	Written Representation
31/07/03	125 Turton Road, Tottington (40157/02)	Provision of vehicular access and construction of hard-standing to provide car parking	Written Representation
31/07/03	533 Manchester Road, Bury (40872/03)	1 x double sided internally illuminated free standing advertising display unit.	Written Representation
01/08/03	12 Colville Drive, Bury (40155/02)	Change of use from Butchers shop to hot food take-away	Written Representation
01/08/03	Bridge Trading Estate, Bolton Road, Bury (40857/03)	1No. 48 sheet ultravision display unit	Informal Hearing on 05/11/03
05/08/03	12 Hereford Drive, Prestwich (40664/03)	Two storey extension to side and rear	Informal Hearing on 30/03/04
01/09/03	Total Service Station, 609-621 Rochdale Old Road, Bury (40989/03)	1 x internally illuminated free standing advertising display panel.	Written Representation
02/09/03	54 Burghley Drive, Radcliffe (41084/03)	Conservatory at rear	Written Representation
15/09/03	931 Walmersley Road, Bury (40831/03)	Two storey extension at side (Revised Details)	Informal Hearing on 06/04/04
22/09/03	Dixon Ford Crostons Road Bury (40908/03)	Illuminated wall mounted signs	Written Representation