

Title	Planning Applications
To:	Planning Control Committee
On:	14 December 2004
By:	Borough Planning and Economic Development Officer
Status:	For Publication

Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

This report has the following implications

Area Board/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

Equal Opportunities: Identified in each case.

Human Rights:

All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

BRIAN DANIEL

Borough Planning and Economic Development Officer

Background Documents

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

Proposal: ERECTION OF BANNER SIGN
Recommendation: Delegated decision to Borough Planning and Economic Development Officer. **Site Visit:** N
Decision & Notes:

07 Area Board-Ward: Bury East - Moorside **App No.** 43490
Location: AGE CONCERN JUBILEE CENTRE, MOSLEY AVENUE, BURY, BL9 6NG
Proposal: SINGLE STOREY FRONT AND SIDE EXTENSIONS TO PROVIDE ADDITIONAL RECREATIONAL FACILITIES, CAFE AREA AND OFFICE
Recommendation: Refuse **Site Visit:** Y
Decision & Notes:

08 Area Board-Ward: Bury East - Redvales **App No.** 41703
Location: LAND AT THE ROCK/ROCHDALE ROAD/YORK STREET BURY (KNOWN AS THE ROCK TRIANGLE)
Proposal: OUTLINE - MIXED USE DEVELOPMENT COMPRISING FOODSTORE, PETROL FILLING STATION, NON-FOOD RETAIL, FOOD & DRINK, LEISURE, BUSINESS, RESIDENTIAL, ASSOCIATED HIGHWAY WORKS, CAR PARKING & SERVICING FACILITIES
Recommendation: Refuse **Site Visit:** N
Decision & Notes:

09 Area Board-Ward: Bury West - Elton **App No.** 43232
Location: LAND BETWEEN TOTTINGTON ROAD AND, CROSTONS ROAD, BURY
Proposal: RESIDENTIAL DEVELOPMENT-34 NO FLATS
Recommendation: Minded to Approve **Site Visit:** Y
Decision & Notes:

10 Area Board-Ward: North Manor **App No.** 43597
Location: 425 HOLCOMBE ROAD, GREENMOUNT, RAMSBOTTOM, BL8 4HB
Proposal: RESIDENTIAL DEVELOPMENT - 1 DETACHED DWELLING ON GARDEN SITE TO SOUTH OF 425 HOLCOMBE ROAD
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

11 Area Board-Ward: Prestwich - Sedgley **App No.** 43634

Location: MOUNTHEATH INDUSTRIAL ESTATE OFF GEORGE STREET
PRESTWICH
Proposal: REPLACEMENT OF EXISTING 15 METRE STEEL MONOPOLE WITH
20M MONOPOLE AND ANCILLARY DEVELOPMENT
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

12 Area Board-Ward: Radcliffe - North **App No.** 43604
Location: BROWNHILL BOARDING KENNELS, KNOWSLEY ROAD, AINSWORTH,
RADCLIFFE, BL2 5QA
Proposal: RETROSPECTIVE APPLICATION FOR MANEGE
Recommendation: Approve with Conditions **Site Visit:** Y
Decision & Notes:

13 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 43344
Location: HEALEY CONSTRUCTION LTD, KAY BROW YARD, KAY BROW,
RAMSBOTTOM
Proposal: INDUSTRIAL UNITS FOR OFFICE & STORAGE
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

14 Area Board-Ward: Ramsbottom & Tottington - Tottington **App No.** 43323
Location: LAND AT REAR OF 353-375, BURY ROAD, TOTTINGTON
Proposal: OUTLINE RESIDENTIAL DEVELOPMENT & DEMOLITION OF 3
HOUSES INCLUDING DETAILS OF MEANS OF ACCESS TO THE SITE
- APPROX. 50 UNITS
Recommendation: Refuse **Site Visit:** N
Decision & Notes:

15 Area Board-Ward: Ramsbottom & Tottington - Tottington **App No.** 43494
Location: 611 WALSHAW ROAD, BURY, BL8 3AF
Proposal: RESIDENTIAL DEVELOPMENT - 3 DWELLINGS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
