

Title	Planning Applications
To:	Planning Control Committee
On:	18 January 2005
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.

01 Area Board-Ward: Bury East - East Ward **App No.** 43715
Location: PIMHOLE ROAD BURY
Proposal: CONSTRUCTION OF INDUSTRIAL ESTATE ROAD WITH ASSOCIATED FENCING; NEW BUILDINGS, BUILDING RE-LOCATIONS & REGULARISATION OF LAND FOR USE AS CAR BREAKERS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

02 Area Board-Ward: Bury East - Moorside **App No.** 43755
Location: CHESHAM WOODS CHESHAM ROAD BURY
Proposal: ERECTION OF 1.2M HIGH STEEL HERITAGE FENCING TO CHESHAM ROAD
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

03 Area Board-Ward: Bury West - Church **App No.** 43584
Location: LAND AT DEARDENS STREET AND PROCTOR STREET, BURY
Proposal: RESERVED MATTERS - RESIDENTIAL DEVELOPMENT, 19 TOWN HOUSES
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

04 Area Board-Ward: Bury West - Elton **App No.** 42722
Location: OLIVES PAPER MILL TOTTINGTON ROAD BURY
Proposal: RESIDENTIAL DEVELOPMENT - 116 UNITS TOGETHER WITH PROVISION OF PUBLIC OPEN SPACE
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

05 Area Board-Ward: Bury West - Elton **App No.** 43646
Location: LAND ADJACENT TO 1, OLIVE BANK, BURY
Proposal: DETACHED GARAGE
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

06 Area Board-Ward: Bury West - Elton **App No.** 43783

Location: LAND ADJACENT TO 2 CROMER ROAD BURY
Proposal: CHANGE OF USE OF LAND TO GARDEN
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

07 Area Board-Ward: Prestwich - St Mary's **App No.** 43731

Location: VENWOOD ROAD PLAY AREA OFF, VENWOOD ROAD, PRESTWICH
Proposal: INSTALLATION OF MULTI-USE GAMES AREA
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

08 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 43717

Location: PADDOCK OFF, LEACHES ROAD, SHUTTLEWORTH, RAMSBOTTOM
Proposal: DETACHED SINGLE STOREY STABLE BLOCK & TACK
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

09 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:** Y
Decision & Notes:

10 Area Board-Ward: Ramsbottom & Tottington - Tottington **App No.** 43509

Location: LAND AT BURY ROAD, SUNNYWOOD LANE, TOTTINGTON
Proposal: RESIDENTIAL DEVELOPMENT - 24 NO. DWELLINGS
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

11 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 43648

Location: 818 MANCHESTER ROAD, BURY, BL9 8DU
Proposal: CONVERSION OF TERRACED DWELLING INTO 2 SELF CONTAINED FLATS; NEW PITCHED ROOF TO EXISTING SINGLE STOREY OUTRIGGER AND ELEVATIONAL ALTERATIONS.

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

12 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 43744

Location: 247-249 BURY NEW ROAD, WHITEFIELD, M45 8QP
Proposal: CHANGE OF USE & REFURBISHMENT OF PART GROUND FLOOR FROM DRY CLEANERS (CLASS A1) TO HOT FOOD TAKEAWAY (CLASS A3)

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

13 Area Board-Ward: Whitefield & Unsworth - Unsworth **App No.** 43601

Location: LAND ADJACENT EXISTING STABLES HOLLINS BROW BURY
Proposal: RESIDENTIAL DEVELOPMENT - 1 NO. DETACHED DWELLING

Recommendation: Refuse

Site Visit: N

Decision & Notes:

14 Area Board-Ward: Whitefield & Unsworth - Unsworth **App No.** 43674

Location: 260 PARR LANE, UNSWORTH, BURY, BL9 8JS
Proposal: OUTLINE RESIDENTIAL DEVELOPMENT - 6 NO APARTMENTS (RESUBMISSION)

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
