

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>08 February 2005</b>
<b>By:</b>	<b>Borough Planning and Economic Development Officer</b>
<b>Status:</b>	<b>For Publication</b>

### **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.** 43630
- Location:** FORMER ST PAULS CHURCH & CHURCHYARD, ST PAULS STREET, BURY
- Proposal:** CONVERSION OF FORMER CHURCH BUILDING INTO 22 RESIDENTIAL APARTMENTS INCLUDING EXTENSION; NEW PERIMETER FENCING & WIDENING OF ACCESS TO PROVIDE VEHICULAR ACCESS TO NEW CARPARK; NEW FOOTPATH & LIGHTING IN EXISTING LANDSCAPED CHURCHYARD
- Recommendation:** Minded to Approve **Site Visit:** N
- Decision & Notes:**
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- 02 Area Board-Ward:** Bury East - East Ward **App No.** 43631
- Location:** FORMER ST PAULS CHURCH & CHURCHYARD, ST PAULS STREET, BURY
- Proposal:** LISTED BUILDING CONSENT - CONVERSION OF FORMER CHURCH BUILDING INTO 22 RESIDENTIAL APARTMENTS INCLUDING THE REPAIR & REBUILDING OF EXISTING BUILDING & ROOF EXTENSION
- Recommendation:** Minded to Approve **Site Visit:** N
- Decision & Notes:**
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- 03 Area Board-Ward:** Bury East - East Ward **App No.** 43710
- Location:** ENTRANCE TO J2 BUSINESS PARK BRIDGE HALL LANE BURY
- Proposal:** FREE STANDING NON-ILLUMINATED ENTRANCE SIGN AND TENANTS SIGN
- Recommendation:** Approve with Conditions **Site Visit:** N
- Decision & Notes:**
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- 04 Area Board-Ward:** Bury West - Church **App No.** 43850
- Location:** LAND ADJ. 4 MILE LANE BURY BL8 2DS
- Proposal:** RESIDENTIAL DEVELOPMENT - TWO STOREY DETACHED THREE BEDROOM DWELLING (RESUBMISSION)
- Recommendation:** Approve with Conditions **Site Visit:** N
- Decision & Notes:**
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- 05 Area Board-Ward:** Radcliffe - East **App No.** 43826
- Location:** LAND AT BEALEY INDUSTRIAL ESTATE, DUMERS LANE, RADCLIFFE,

**Proposal:** M26 2BD  
**Recommendation:** CHANGE OF USE TO GENERAL CONTRACTORS YARD  
Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**06 Area Board-Ward:** Radcliffe - East **App No.** 43861

**Location:** 11-15 NEW ROAD, RADCLIFFE, M26 9LS  
**Proposal:** CHANGE OF USE FROM CLASS A1 SHOP TO CLASS A3 HOT FOOD & DRINK (NO. 11); INTERNAL ALTERATIONS (NOS. 11-15) INCLUDING NEW REAR ACCESS (NOS. 11-13)  
**Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**07 Area Board-Ward:** Radcliffe - North **App No.** 43841

**Location:** 335 AINSWORTH ROAD, RADCLIFFE, M26 4HA  
**Proposal:** SINGLE STOREY EXTENSION AT REAR  
**Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**08 Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 43837

**Location:** LAND OPP. HARE & HOUNDS HOTEL BOLTON ROAD WEST RAMSBOTTOM BURY  
**Proposal:** INSTALLATION OF 15 METRE HIGH FLEXICELL COLUMN, 3 ANTENNAS, 2 EQUIPMENT CABINETS AND ASSOCIATED DEVELOPMENT  
**Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**09 Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 43860

**Location:** 210 DUNDEE LANE, RAMSBOTTOM, BL0 9HF  
**Proposal:** DEMOLITION OF EXISTING HOUSE AND ERECTION OF A NEW DWELLING  
**Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**10 Area Board-Ward:** Whitefield & Unsworth - Besses **App No.** 43707

**Location:** 138 BURY OLD ROAD, WHITEFIELD, M45 6AT  
**Proposal:** ERECTION OF DORMER TO ROOF  
**Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**11 Area Board-Ward:** Whitefield & Unsworth - Besses **App No.** 43849

**Location:** 5 DEMPSEY DRIVE, UNSWORTH, BURY, BL9 8PE  
**Proposal:** TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION  
**Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**12 Area Board-Ward:** Whitefield & Unsworth - Besses **App No.** 43875

**Location:** LAND ADJACENT 60-68 HARDMANS ROAD WHITEFIELD  
**Proposal:** RESIDENTIAL DEVELOPMENT - 15 NO. APARTMENTS WITH 16 NO. PARKING BAYS  
**Recommendation:** Minded to Approve **Site Visit:** N

**Decision & Notes:**

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**13 Area Board-Ward:** Whitefield & Unsworth - Pilkington Park **App No.** 43773

**Location:** WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD, M45 7EZ  
**Proposal:** OUTLINE - DEMOLITION OF EXISTING CLUBHOUSE & STORES & CONSTRUCTION OF REPLACEMENT GOLF CLUBHOUSE, CAR PARKING & NEW ACCESS TO HIGHER LANE, TOGETHER WITH ERECTION OF 24 NO. APARTMENTS  
**Recommendation:** Minded to Approve **Site Visit:** N

**Decision & Notes:**

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**14 Area Board-Ward:** Whitefield & Unsworth - Pilkington Park **App No.** 43847

**Location:** POLYFLOR LTD RADCLIFFE NEW ROAD WHITEFIELD  
**Proposal:** DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW WAREHOUSE (AMENDED SCHEME FOLLOWING PREVIOUS APPROVAL 42295)  
**Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**15 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** Y

**Visit:**

**Decision & Notes:**

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