

Title	Planning Applications
To:	Planning Control Committee
On:	08 March 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.

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| 01 | Area Board-Ward: Prestwich - Sedgley | App No. 43920 |
| | Location: SITE OF THE FORMER GEORGE HOTEL 25 BURY NEW ROAD PRESTWICH M25 9JZ | |
| | Proposal: 523 SQUARE METRES RETAIL DEVELOPMENT - 24 NO. APARTMENTS WITH ASSOCIATED PARKING & PUBLIC OPEN SPACE INCLUDING TENNIS COURT | |
| | Recommendation: Minded to Approve | Site Visit: N |
| | Decision & Notes: | |
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| 02 | Area Board-Ward: Radcliffe - West | App No. 43995 |
| | Location: 1-2 STAND LODGE, STAND LANE, RADCLIFFE, M26 1JP | |
| | Proposal: LISTED BUILDING CONSENT - IMPROVEMENTS & EXTENSION OF BUILDING FOR CONVERSION INTO 11 APARTMENTS | |
| | Recommendation: Approve with Conditions | Site Visit: N |
| | Decision & Notes: | |
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| 03 | Area Board-Ward: Radcliffe - West | App No. 43996 |
| | Location: 1-2 STAND LODGE, STAND LANE, RADCLIFFE, M26 1JP | |
| | Proposal: REAR EXTENSION TO EXISTING BUILDING & DEVELOPMENT OF 11 APARTMENTS TOGETHER WITH ASSOCIATED CAR PARKING, BOUNDARY TREATMENTS & LANDSCAPING | |
| | Recommendation: Minded to Approve | Site Visit: N |
| | Decision & Notes: | |
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| 04 | Area Board-Ward: Ramsbottom and Tottington - Ramsbottom | App No. 43916 |
| | Location: PACK HORSE, 139 WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM, BL0 0DG | |
| | Proposal: CHANGE OF USE OF PUBLIC HOUSE INTO 4 NO. APARTMENTS & EXTENSION TO PROVIDE 4 NO. TOWN HOUSES | |
| | Recommendation: Approve with Conditions | Site Visit: N |
| | Decision & Notes: | |
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| ----- | | |
| 05 | Area Board-Ward: Ramsbottom and Tottington - Ramsbottom | App No. 43917 |
| | Location: LAND AT SILVER STREET RAMSBOTTOM | |
| | Proposal: ERECTION OF SHOPS WITH OFFICES TO FIRST & SECOND FLOORS (AMENDMENT TO PLANNING APPLICATION 36929) | |

Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

06 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 43984

Location: LAND ADJACENT TO THE SOUTH OF CARR BANK GRANGE, UPPINGHAM DRIVE RAMSBOTTOM

Proposal: RESIDENTIAL DEVELOPMENT - 1 No. DORMER BUNGALOW

Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

07 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 44009

Location: 27 CROW LANE, RAMSBOTTOM, BL0 9BR

Proposal: DEMOLITION OF EXISTING BUILDING WITH RETENTION OF FRONT FACADE; REDEVELOPMENT TO CREATE 3 NO. DWELLINGS

Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

08 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 44010

Location: 27 CROW LANE, RAMSBOTTOM, BL0 9BR

Proposal: DEMOLITION OF EXISTING BUILDING WITH RETENTION OF FRONT FACADE; REDEVELOPMENT TO CREATE 3 NO. DWELLINGS (CONSERVATION AREA CONSENT)

Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

09 Area Board-Ward: Ramsbottom & Tottington - Tottington **App No.** 43907

Location: EDWARD TURNBULL AND SONS LTD, STORMER HILL WORKS, MILL STREET, TOTTINGTON, BL8 4AT

Proposal: EXTENSION TO FORM PRODUCTION & OFFICES ACCOMMODATION

Recommendation: Minded to Approve **Site Visit:** N

Decision & Notes:

10 Area Board-Ward: Whitefield & Unsworth - Besses **App No.** 43817

Location: LAND AT CHARNLEY STREET WHITEFIELD

Proposal: RESIDENTIAL DEVELOPMENT - 4 DWELLINGS

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

11 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 43930

Location: SEDGLEY PARK RUGBY UNION FOOTBALL CLUB, PARK LANE, WHITEFIELD, M45 7DZ

Proposal: ERECTION OF SINGLE STOREY CABIN FOR STORAGE AND SALE OF PROGRAMMES

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

12 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 43931

Location: SPORTS PITCHES PHILIPS PARK ROAD WEST WHITEFIELD

Proposal: CONSTRUCTION OF SINGLE LANE ACCESS TRACK - RETROSPECTIVE APPLICATION

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
