

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>12 April 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      **App No.** 44080

**Location:** FAIRFIELD SERVICE STATION, ROCHDALE OLD ROAD, BURY, BL9 7RZ

**Proposal:** RESIDENTIAL DEVELOPMENT- THREE STOREY BLOCK OF NINE APARTMENTS

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

**Decision & Notes:**

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**02**      **Area Board-Ward:** Bury East      **App No.** 44097

**Location:** 32 MANCHESTER ROAD, BURY, BL9 0SX

**Proposal:** CONVERSION OF EXISTING DWELLING INTO 5 NO. FLATS

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

**Decision & Notes:**

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**03**      **Area Board-Ward:** Bury East      **App No.** 44108

**Location:** PIMHOLE RENEWAL AREA BURY

**Proposal:** DEMOLITION OF 134 DWELLINGS & REPLACEMENT WITH NEW RESIDENTIAL DEVELOPMENT (OUTLINE APPLICATION)

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

**Decision & Notes:**

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**04**      **Area Board-Ward:** Bury East      **App No.** 44173

**Location:** BROADOAK HIGH SCHOOL, HAZEL AVENUE, BURY, BL9 7QT

**Proposal:** SINGLE STOREY FRONT OFFICE, RECEPTION & ADULT LEARNING FACILITY

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

**Decision & Notes:**

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**05**      **Area Board-Ward:** Bury East - Moorside      **App No.** 44190

**Location:** BURY GROUND, CASTLECROFT ROAD, BURY

**Proposal:** FORMATION OF ACCESS ROAD & BRIDGE FROM BURY GROUND TO PEEL WAY (RESUBMISSION)

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

**Decision & Notes:**

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06      **Area Board-Ward:** Bury West - Church      **App No.** 43854

**Location:**      MAYFLOWER HOSPITAL OFF BULLER STREET BURY BL8 2BS  
**Proposal:**      PROPOSED MEDIUM SECURE TWO STOREY RESIDENTIAL CARE  
 UNIT (CLASS C2), USE OF EXISTING 10 BED UNIT AS  
 ADMINISTRATION BLOCK, USE OF GATE LODGE OFFICES TO  
 SECURITY CONTROL BUILDING; NEW CAR PARK AND FENCING.

**Recommendation:** Refuse      **Site**      N  
    **Visit:**

**Decision & Notes:**

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07      **Area Board-Ward:** Bury West - Church      **App No.** 44181

**Location:**      LAND AT 8 WESTBURY CLOSE BURY BL8 2LW  
**Proposal:**      OUTLINE - RESIDENTIAL DEVELOPMENT - ONE SINGLE STOREY  
 DETACHED DWELLING

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

**Decision & Notes:**

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08      **Area Board-Ward:** Bury West - Elton      **App No.** 44125

**Location:**      RIVERBANK GARDEN APARTMENTS, 50 TOTTINGTON ROAD, BURY  
**Proposal:**      ALTERATIONS TO CREATE 2 ADDITIONAL APARTMENTS

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

**Decision & Notes:**

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09      **Area Board-Ward:** Prestwich - Sedgley      **App No.** 43846

**Location:**      SITE OF FORMER CLAREMONT OLD PEOPLES HOME, PARK VIEW  
 ROAD, PRESTWICH, M25 1FA  
**Proposal:**      RESIDENTIAL DEVELOPMENT - CONSTRUCTION OF RESIDENTIAL  
 BLOCK OF 36 APARTMENTS, 14 DUPLEX (TWO STOREY)  
 APARTMENTS AND 2 ROOF MOUNTED PENTHOUSES

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

**Decision & Notes:**

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10      **Area Board-Ward:** Prestwich - Sedgley      **App No.** 44022

**Location:**      76 BURY NEW ROAD, PRESTWICH, M25 0JU  
**Proposal:**      DEMOLITION OF FORMER HALL; CONSTRUCTION OF NEW  
 SYNAGOGUE, MIKVEH & EXTENSION TO EXISTING SYNAGOGUE

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

**Decision & Notes:**

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**11 Area Board-Ward:** Prestwich - St Mary's **App No.** 43547

**Location:** LAND ADJ. 11 WALTER STREET PRESTWICH

**Proposal:** ERECTION OF ONE DETACHED PROPERTY

**Recommendation:** Approve with Conditions

**Site Visit:** N

**Decision & Notes:**

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**12 Area Board-Ward:** Prestwich - St Mary's **App No.** 44144

**Location:** 14 MOUNTSIDE CRESCENT, PRESTWICH, M25 3JF

**Proposal:** OUTLINE - RESIDENTIAL DEVELOPMENT 1 DETACHED BUNGALOW

**Recommendation:** Approve with Conditions

**Site Visit:** N

**Decision & Notes:**

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**13 Area Board-Ward:** Radcliffe - East **App No.** 43976

**Location:** TOWER FARM LANDFILL SITE, SANDFORD STREET, RADCLIFFE  
**Proposal:** IMPORTATION OF DRY INERT LANDFILL MATERIAL FROM THE CONSTRUCTION INDUSTRY TO FORM PLAYING FIELDS AND CHANGE OF USE OF LAND FOR RECREATIONAL PURPOSES

**Recommendation:** Refuse

**Site Visit:** N

**Decision & Notes:**

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**14 Area Board-Ward:** Radcliffe - East **App No.** 44127

**Location:** LAND ADJOINING RADCLIFFE CEMETERY, CEMETERY ROAD, RADCLIFFE, M26 0EU

**Proposal:** EXTENSION TO CEMETERY, ERECTION OF CREMATORIUM & ASSOCIATED CAR PARK, LANDSCAPING & HIGHWAY WORKS TO CEMETERY ROAD

**Recommendation:** Minded to Approve

**Site Visit:** N

**Decision & Notes:**

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**15 Area Board-Ward:** Radcliffe - North **App No.** 44105

**Location:** LAND OFF AINSWORTH ROAD/SNAPE STREET RADCLIFFE  
**Proposal:** RESIDENTIAL DEVELOPMENT - 12 NO. SEMI-DETACHED HOUSES, 9

APARTMENTS, ACCESS & PARKING, PUMPING STATION, WILDLIFE  
LINK & IMPROVED ACCESS FOR PEDESTRIANS & CYCLISTS

**Recommendation:** Minded to Approve

**Site Visit:** N

**Decision & Notes:**

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**16 Area Board-Ward:** Radcliffe - North **App No.** 44159

**Location:** BREIGHTMET GOLF CLUB RED BRIDGE BOLTON BL2 5PA  
**Proposal:** SITE FOR TWO 6096 X 2500 X 2900 HIGH STEEL STORAGE  
CONTAINERS & RE-SITE OF EXISTING CONTAINERS

**Recommendation:** Approve with Conditions

**Site Visit:** N

**Decision & Notes:**

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**17 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:** Y

**Decision & Notes:**

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**18 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:** Y

**Decision & Notes:**

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**19 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:** Y

**Decision & Notes:**

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**20 Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 44123

**Location:** RAKE HOUSE, 280 DUNDEE LANE, RAMSBOTTOM, BL0 9HF  
**Proposal:** TWO STOREY EXTENSION AT SIDE  
**Recommendation:** Approve with Conditions **Site Visit:** Y

**Decision & Notes:**

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**21 Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 44163

**Location:** LUMB CARR FARM, LUMB CARR ROAD, HOLCOMBE, RAMSBOTTOM, BL8 4NH  
**Proposal:** RESUBMISSION - CONVERSION OF BARN INTO TWO DWELLINGS; AMENDMENT TO PREVIOUSLY APPROVED P/P 42140  
**Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**22 Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 44164

**Location:** LUMB CARR FARM, LUMB CARR ROAD, HOLCOMBE, RAMSBOTTOM, BL8 4NH  
**Proposal:** RESUBMISSION - LBC - CONVERSION OF BARN INTO TWO DWELLINGS; AMENDMENT TO PREVIOUSLY APPROVED P/P 42141  
**Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:**

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**23 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:** Y

**Decision & Notes:**

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**24 Area Board-Ward:** Ramsbottom & Tottington - Tottington **App No.** 44149

**Location:** ROACH PACKING CASE CO LTD, SCOBELL STREET, TOTTINGTON, BL8 3DR  
**Proposal:** OUTLINE - RESIDENTIAL DEVELOPMENT 23 DWELLINGS (RESUBMISSION)  
**Recommendation:** Refuse **Site Visit:** N

**Decision & Notes:**

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- 25 Area Board-Ward:** Ramsbottom & Tottington - Tottington                     **App No.** 44238  
**Location:** LAND AT BURY ROAD/ SUNNYWOOD LANE TOTTINGTON BURY  
**Proposal:** RESIDENTIAL DEVELOPMENT - 24 NO. DWELLINGS  
 (RESUBMISSION)  
**Recommendation:** Approve with Conditions   **Site Visit:** N  
**Decision & Notes:**
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- 26 Area Board-Ward:** Whitefield & Unsworth - Pilkington Park                     **App No.** 44111  
**Location:** 1 & 1A HIGHER LANE, WHITEFIELD, M45 7BG  
**Proposal:** CHANGE OF USE FROM SHOP (A1) TO TAKEAWAY & HOME  
 DELIVERY (A3) AND NEW SHOP FRONT  
**Recommendation:** Approve with Conditions   **Site Visit:** N  
**Decision & Notes:**
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- 27 Area Board-Ward:** Whitefield & Unsworth - Pilkington Park                     **App No.** 44146  
**Location:** LAND ADJACENT 1 PARK TERRACE, WHITEFIELD, M45 7HQ  
**Proposal:** RESIDENTIAL DEVELOPMENT - 3 NO. APARTMENTS  
 (RESUBMISSION)  
**Recommendation:** Approve with Conditions   **Site Visit:** N  
**Decision & Notes:**
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- 28 Area Board-Ward:** Whitefield & Unsworth - Unsworth                             **App No.** 43937  
**Location:** LAND ADJACENT TO BACK OF MOSS FARM FORMING PART OF  
 BRICK HOUSE FARM UNSWORTH BURY  
**Proposal:** EXTENSION OF EXISTING 9 HOLE GOLF COURSE TO CREATE 18  
 HOLE GOLF COURSE  
**Recommendation:** Approve with Conditions   **Site Visit:** N  
**Decision & Notes:**
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