

Title	Planning Applications
To:	Planning Control Committee
On:	24 May 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.

06 Area Board-Ward: Bury West - Church **App No.** 44267
Location: WELLINGTON BARRACKS BOLTON ROAD BURY BL8 2PL
Proposal: DISABILITY ACCESS LIFT
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

07 Area Board-Ward: Bury West - Church **App No.** 44446
Location: MAYFLOWER HOSPITAL, BULLER STREET, BURY
Proposal: PROPOSED MEDIUM SECURE RESIDENTIAL CARE UNIT AND
CHANGE OF USE OF 10 BED UNIT TO ADMINISTRATION BLOCK AND
CHANGE OF USE OF GATE LODGE OFFICES TO SECURITY
CONTROL BUILDING AND FENCING (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

08 Area Board-Ward: Bury West - Elton **App No.** 43963
Location: FORMER BCC GARAGE SITE TOTTINGTON ROAD BURY BL8 1TB
Proposal: RESIDENTIAL DEVELOPMENT (OUTLINE)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

09 Area Board-Ward: Bury West - Elton **App No.** 44332
Location: LAND TO REAR OF 114 TOTTINGTON ROAD BURY
Proposal: RESIDENTIAL DEVELOPMENT - 1 DETACHED BUNGALOW
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

10 Area Board-Ward: Bury West - Elton **App No.** 44430
Location: PAVEMENT OUTSIDE TESCO EXPRESS, BRANDESHOLME ROAD,
BURY BL8 1HS
Proposal: TELECOMMUNICATIONS INSTALLATION - 12M HIGH MONOPOLE
WITH 3 SHROUDED ANTENNAS
Recommendation: Bury Metropolitan Borough Council Hereby **Site Visit:** N
determine that the prior approval of the local
planning authority is **NOT REQUIRED** for the
siting and appearance of the development as
described in Part 1 of this decision notice.
Decision & Notes:

Location: LAND WITHIN REAR GARDENS OF 1A SPRING VALE & 71 BUTTERSTILE CLOSE PRESTWICH
Proposal: LAND DRAINAGE WORKS & FILLING TO LOW AREA OF REAR GARDENS, INCLUDING REMOVAL OF DEAD AND OTHERWISE AFFECTED TREES
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

17 Area Board-Ward: Prestwich - St Mary's **App No.** 44474
Location: PRESTWICH GLASS & GLAZING, CHESTER STREET, PRESTWICH, M25 3HD
Proposal: PROPOSED CONVERSION/EXTENSION OF EXISTING BUILDING WITH DEMOLITION OF PART OF BUILDING TO FORM 8 NO. APARTMENTS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

18 Area Board-Ward: Radcliffe - East **App No.** 44347
Location: SITE OF 229-257 BURY ROAD, RADCLIFFE, M26 2XF
Proposal: RESIDENTIAL DEVELOPMENT - 43 DWELLINGS WITH PROPOSED INFRASTRUCTURE UPGRADE & ANCILLARY DEVELOPMENT (DEMOLITION OF EXISTING BUILDING)
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

19 Area Board-Ward: Radcliffe - North **App No.** 44278
Location: STARLING WATER TOWER, COCKEY MOOR ROAD, RADCLIFFE, BL8 2HD
Proposal: INSTALLATION OF 3 NO. ANTENNAS & ANCILLARY DEVELOPMENT
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

20 Area Board-Ward: Radcliffe - West **App No.** 43762
Location: CHAPELFIELD MILL STAND LANE RADCLIFFE
Proposal: RESIDENTIAL DEVELOPMENT OF 130 DWELLINGS
Recommendation: Refuse **Site Visit:** N
Decision & Notes:

21 Area Board-Ward: Radcliffe - West **App No.** 43888
Location: 41-59 WATER LANE STREET RADCLIFFE M26 4BG
Proposal: DEMOLITION OF EXISTING WAREHOUSE & CONSTRUCTION OF 5 NEW DWELLINGS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

22 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 44337
Location: LAND TO REAR OF 16-20 ROSTRON ROAD RAMSBOTTOM BL0 9EE
Proposal: RESIDENTIAL DEVELOPMENT - 1 DWELLING WITH DOUBLE GARAGE
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

23 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 44379
Location: WOODBANK BUNGALOW, TANNERS CROFT, RAMSBOTTOM, BL0 9EY
Proposal: RESIDENTIAL DEVELOPMENT - 1 DETACHED DWELLING (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

24 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 44421
Location: LAND ADJACENT TO HARE & HOUNDS P H, BOLTON ROAD WEST HOLCOMBE BROOK
Proposal: RETROSPECTIVE APPLICATION FOR 2 THREE STOREY DWELLINGS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

25 Area Board-Ward: Ramsbottom & Tottington - Tottington **App No.** 44300
Location: LAND ADJACENT TO 2 COPTHORNE WALK, TOTTINGTON, BL8 3JX
Proposal: ERECTION OF DWELLING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

26 Area Board-Ward: Whitefield & Unsworth - Besses **App No.** 44439

Location: LAND OFF LIVSEY STREET, WHITEFIELD
Proposal: RESIDENTIAL DEVELOPMENT - 6 NO. DWELLINGS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

27 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 44334

Location: LAND AT 7 WESTLANDS WHITEFIELD
Proposal: RESIDENTIAL DEVELOPMENT - 1 DWELLING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
