Title Planning Applications

To: Planning Control Committee

On: 28 June 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** Identified in each case.

**Opportunities:** 

## **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 - Redvales **App No.** 44350 420 MANCHESTER ROAD, BURY, BL9 9NS Location: Proposal: CHANGE OF USE OF LAND AT REAR IN COMMUNITY USE TO CREATE HARDSTANDING/AMENITY SPACE IN CONNECTION WITH OFFICES (CLASS B1) - RETROSPECTIVE APPLICATION **Recommendation:** Approve with Conditions Site Visit: **Decision & Notes:** 02 **Area Board-Ward:** Bury East - Redvales App No. 44385 Location: HOLY CROSS COLLEGE, MANCHESTER ROAD, BURY, BL9 9BB Proposal: **ERECTION OF LIFT SHAFT, PERIMETER WALL & GATES Recommendation:** Approve with Conditions Visit: **Decision & Notes:** 03 Area Board-Ward: Bury West - Church **App No.** 44418 Location: 5 ROSE GROVE, BURY, BL8 2UJ Proposal: FIRST FLOOR EXTENSION AT SIDE **Recommendation:** Approve with Conditions Site Visit: **Decision & Notes:** 04 Area Board-Ward: North Manor App No. LAND ADJACENT 7 HIGHER SUMMERSEAT, BURY Proposal: RESIDENTIAL DEVELOPMENT - 1 DETACHED DWE RESIDENTIAL DEVELOPMENT - 1 DETACHED DWELLING **Recommendation:** Approve with Conditions Site Visit: **Decision & Notes:** 05 Area Board-Ward: Prestwich - Holyrood App No. 44466 HEATON PARK SOCIAL CLUB, 315 BURY OLD ROAD, PRESTWICH, Location: M25 1JA **ERECTION OF ENTRANCE PORCH** Proposal: **Recommendation:** Approve with Conditions Site Ν Visit: **Decision & Notes:** 

06 Area Board-Ward: Prestwich - St Mary's App No. 44468 Location: STAFF OF LIFE, 49 RAINSOUGH BROW, PRESTWICH, M25 9XW OUTLINE - OFFICE DEVELOPMENT - CLASS B1 (BUSINESS) Proposal: **Recommendation:** Approve with Conditions Site Visit: **Decision & Notes:** Area Board-Ward: Radcliffe - East 07 App No. 44347 SITE OF 229-257 BURY ROAD, RADCLIFFE, M26 2XF Location: Proposal: RESIDENTIAL DEVELOPMENT - 43 DWELLINGS WITH PROPOSED INFRASTRUCTURE UPGRADE & ANCILLARY DEVELOPMENT (DEMOLITION OF EXISTING BUILDING) **Recommendation:** Minded to Approve Site Visit: **Decision & Notes:** 80 Area Board-Ward: Radcliffe - East App No. 44465 Location: LAND AT BURY ROAD & PARK STREET RADCLIFFE Proposal: RESIDENTIAL DEVELOPMENT - 40 APARTMENTS IN 5 NO. BLOCKS **Recommendation:** Minded to Approve Site Visit: **Decision & Notes:** 09 Area Board-Ward: Radcliffe - West App No. 44433 Location: 21-23 WATER STREET, RADCLIFFE, M26 3DE CHANGE OF USE FROM SHOP (CLASS A1) TO HOT FOOD Proposal: TAKEAWAY (CLASS A5) **Recommendation:** Approve with Conditions Site Ν Visit: **Decision & Notes:** 10 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom App No. 44284 DAMAR PACKAGING LTD, SQUARE STREET, RAMSBOTTOM, BLO Location: DEMOLITION OF EXISTING BUILDINGS & ERECTION OF BLOCK OF 9 Proposal: **APARTMENTS Recommendation:** Approve with Conditions Site Ν Visit: **Decision & Notes:** 

11 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom App No. 44337 Location: LAND TO REAR OF 16-20 ROSTRON ROAD RAMSBOTTOM BL0 9EE RESIDENTIAL DEVELOPMENT - 1 DWELLING WITH DOUBLE Proposal: **GARAGE Recommendation:** Minded to Approve Site Υ Visit: **Decision & Notes:** 12 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom App No. 44379 Location: WOODBANK BUNGALOW, TANNERS CROFT, RAMSBOTTOM, BLO RESIDENTIAL DEVELOPMENT - 1 DETACHED DWELLING Proposal: (RESUBMISSION) **Recommendation:** Approve with Conditions Site Υ Visit: **Decision & Notes:** 13 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 Υ Visit: **Decision & Notes:** 14 **Area Board-Ward:** Whitefield & Unsworth - Besses App No. 44296 Location: LAND REAR OF 22 PARR FOLD, BURY BL9 8JB **RESIDENTIAL DEVELOPMENT -1 BUNGALOW Recommendation:** Approve with Conditions Site Ν Visit: **Decision & Notes:** Area Board-Ward: Whitefield & Unsworth - Besses 15 App No. 44499 57 STANLEY ROAD, WHITEFIELD, M45 8GZ Location: Proposal: TELECOMMUNICATIONS APPARATUS ON ROOFTOP OF BUILDING COMPRISING POLE-MOUNTED ANTENNAS HOUSED WITHIN A GRP SHROUD HAVING APPEARANCE OF BRICKWORK CHIMNEY & ASSOCIATED DEVELOPMENT **Recommendation:** Approve with Conditions Site Ν Visit: **Decision & Notes:** 

16 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 44316 Location: 188 BURY NEW ROAD, WHITEFIELD, M45 6QF RETROSPECTIVE APPLICATION - FOR CHANGE OF USE TO Proposal: PRIVATE HEALTH CLUB INCLUDING CAR PARK AT REAR Site **Recommendation:** Approve with Conditions Visit: **Decision & Notes:** Area Board-Ward: Whitefield & Unsworth - Pilkington Park 17 App No. 44334 LAND AT 7 WESTLANDS WHITEFIELD Location: Proposal: RESIDENTIAL DEVELOPMENT - 1 DWELLING **Recommendation:** Approve with Conditions Site Υ Visit: **Decision & Notes:** 18 Area Board-Ward: Whitefield & Unsworth - Unsworth App No. 43119 Location: LAND BETWEEN HOLLINS LANE NORTH AVENUE AND SYKES AVENUE BURY Proposal: RESERVED MATTERS - ERECTION OF FIVE TWO STOREY **DWELLING HOUSES Recommendation:** Approve with Conditions Site Visit: **Decision & Notes:** 19 Area Board-Ward: Whitefield & Unsworth - Unsworth **App No.** 44523 Location: LAND AT UNSWORTH CRICKET & TENNIS CLUB LTD, POLE LANE, UNSWORTH, BURY, BL9 8QL Proposal: TELECOMMUNICATIONS INSTALLATION COMPRISING OF 15M HIGH SLIM MONOPOLE TOWER WITH ANTENNAS INCLUDING CABINET. GROUND LEVEL RADIO EQUIPMENT HOUSING & ANCILLARY **DEVELOPMENT** Recommendation: Prior Approval Required and Granted Site Ν Visit: **Decision & Notes:** 20 Area Board-Ward: Whitefield & Unsworth - Unsworth **App No.** 44566 Location: ST BERNADETTES RC CHURCH 436 BURY NEW ROAD WHITEFIELD M45 7SX

SINGLE STOREY EXTENSION AT SIDE

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Site Visit:

Proposal:

**Recommendation:** Approve with Conditions

Decision & Notes:	