

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>26 July 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 - Moorside **App No.** 44509  
**Location:** LAND OFF CARLYLE STREET BURY  
**Proposal:** DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS & ERECTION OF 111 HOUSES & APARTMENTS, GARAGES & ASSOCIATED WORKS (INCLUDING CONSTRUCTION OF SECONDARY ACCESS ALONG CARLYLE STREET)  
**Recommendation:** Refuse **Site Visit:** N  
**Decision & Notes:**

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**02 Area Board-Ward:** Bury East - Redvales **App No.** 44350  
**Location:** 420 MANCHESTER ROAD, BURY, BL9 9NS  
**Proposal:** CHANGE OF USE OF LAND FROM COMMUNITY USE TO DOMESTIC CURTILAGE - RETROSPECTIVE APPLICATION  
**Recommendation:** Approve with Conditions **Site Visit:** N  
**Decision & Notes:**

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**03 Area Board-Ward:** Bury West - Church **App No.** 44825  
**Location:** LAND AT JUNCTION OF BOLTON ROAD & WATLING STREET BURY  
**Proposal:** TELECOMMUNICATIONS INSTALLATION COMPRISING OF 11.7M HIGH SLIMLINE MONOPLE & 2 NO. EQUIPMENT CABINETS  
**Recommendation:** **Prior Approval Required and Granted** **Site Visit:** N  
**Decision & Notes:**

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**04 Area Board-Ward:** North Manor **App No.** 44436  
**Location:** LAND ADJACENT 7 HIGHER SUMMERSEAT, BURY  
**Proposal:** RESIDENTIAL DEVELOPMENT - 1 DETACHED DWELLING  
**Recommendation:** Approve with Conditions **Site Visit:** Y  
**Decision & Notes:**

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**05 Area Board-Ward:** North Manor **App No.** 44555  
**Location:** 868 BURNLEY ROAD, WALMERSLEY, BURY, BL9 5JY  
**Proposal:** RESIDENTIAL DEVELOPMENT - 1 DETACHED DWELLING  
**Recommendation:** Approve with Conditions **Site Visit:** N  
**Decision & Notes:**

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- 06 **Area Board-Ward:** Prestwich - Sedgley **App No.** 44763
- Location:** PAVEMENT OUTSIDE 3 WHITTAKER LANE, PRESTWICH  
**Proposal:** TELECOMMUNICATIONS INSTALLATION - 14.7M HIGH SLIMLINE MONOPOLE WITH 3 NO. SHROUDED ANTENNAS ATTACHED, AND AN EQUIPMENT CABINET AND METER CABINET AT GROUND LEVEL
- Recommendation:** **Prior Approval Required and Granted** **Site Visit:** N
- Decision & Notes:**
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- 07 **Area Board-Ward:** Prestwich - St Mary's **App No.** 44636
- Location:** 18 SANDY LANE, PRESTWICH, M25 9RY  
**Proposal:** CHANGE OF USE FROM RETAIL TO PRE SCHOOL PLAY CENTRE ON GROUND FLOOR (RESUBMISSION)
- Recommendation:** Approve with Conditions **Site Visit:** N
- Decision & Notes:**
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- 08 **Area Board-Ward:** Radcliffe - North **App No.** 44801
- Location:** LAND AT MOSS SHAW FARM, SALISBURY ROAD, RADCLIFFE  
**Proposal:** INSTALLATION OF 16.5 METRE HIGH TIMBER MONOPOLE TO ACCOMMODATE 3 No. ANTENNAS WITHIN GRP SHROUD & 1 No. 0.6 METRE DIAMETER TRANSMISSION DISH WITH ASSOCIATED RADIO EQUIPMENT HOUSING & ANCILLARY DEVELOPMENT.
- Recommendation:** Approve with Conditions **Site Visit:** N
- Decision & Notes:**
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- 09 **Area Board-Ward:** Radcliffe - West **App No.** 44609
- Location:** BANKFIELD MILL SITE, PITT STREET, RADCLIFFE, M26 3TF  
**Proposal:** RESERVED MATTERS: RESIDENTIAL DEVELOPMENT - 18 DWELLINGS
- Recommendation:** Approve with Conditions **Site Visit:** N
- Decision & Notes:**
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- 10 **Area Board-Ward:** Whitefield & Unsworth - Besses **App No.** 44296
- Location:** LAND REAR OF 22 PARR FOLD, BURY BL9 8JB  
**Proposal:** RESIDENTIAL DEVELOPMENT -1 BUNGALOW
- Recommendation:** Approve with Conditions **Site Visit:** Y
- Decision & Notes:**
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**11**     **Area Board-Ward:** Whitefield & Unsworth - Unsworth                                 **App No.** 44716

**Location:** THE NEST, 62 PARR LANE, UNSWORTH, BURY, BL9 8JP

**Proposal:** DEMOLITION OF EXISTING BUNGALOW & ERECTION OF 4 HOUSES

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

**Decision & Notes:**

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**12**     **Area Board-Ward:** Whitefield & Unsworth - Unsworth                                 **App No.** 44811

**Location:** SUNNYBANK ROAD, JUNCTION WITH WASTDALE AVENUE,  
UNSWORTH, BURY, BL9 8ES

**Proposal:** TELECOMMUNICATIONS INSTALLATION - 12.5M HIGH SLIMLINE  
STREETWORKS MONOPOLE, 3 ANTENNAE CONCEALED IN A  
CYLINDRICAL SHROUD, 0.3M DISH WITH GROUND BASED  
EQUIPMENT CABINET

**Recommendation:** **Prior Approval Required and Granted**                                 **Site Visit:** N

**Decision & Notes:**

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