

Title	Planning Applications
To:	Planning Control Committee
On:	30 August 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.

01 Area Board-Ward: Bury East - Redvales **App No.** 44628
Location: 20 HEATON FOLD, BURY, BL9 9HF
Proposal: RESIDENTIAL DEVELOPMENT - 2 FLATS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

02 Area Board-Ward: Bury East - Redvales **App No.** 44877
Location: BURY WASTE WATER TREATMENT WORKS, CROSSFIELD STREET, BURY, BL9 9TF
Proposal: PRIOR APPROVAL - TELECOMMUNICATIONS DEVELOPMENT CONSISTING OF 3 NO. ADDITIONAL ANTENNAE AT 30M HEIGHT & 1 NO. TRANSMISSION DISH AT 31M HEIGHT MOUNTED ONTO RING FRAME ON EXISTING 35M HIGH LATTICE MAST; TOGETHER WITH 2 NO. EQUIPMENT CABINETS & ANCILLARY ELECTRICAL METERS & CABLING WITHIN EXISTING COMPOUND
Recommendation: **Prior Approval Required and Granted** **Site Visit:** N
Decision & Notes:

03 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:** Y
Decision & Notes:

04 Area Board-Ward: Prestwich - Sedgley **App No.** 44589
Location: 93-95 HEYWOOD ROAD PRESTWICH M25 1FN
Proposal: OUTLINE - DEMOLITION OF EXISTING FACTORY & SERVICE STATION & ERECTION OF 21 APARTMENTS (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

05 Area Board-Ward: Prestwich - Sedgley **App No.** 44907
Location: ST GABRIELS MEDICAL CENTRE 4 BISHOPS ROAD, PRESTWICH, M25 0HT
Proposal: EXTENSIONS AT FRONT & SIDE TO INCLUDE PHARMACY & CONSULTING ROOMS; RECONFIGURATION OF CAR PARK AT REAR
Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

06 Area Board-Ward: Prestwich - St Mary's **App No.** 44616
Location: RAINSOUGH BREW, 49 RAINSOUGH BROW, PRESTWICH, M25 9XW
Proposal: OUTLINE: RESIDENTIAL DEVELOPMENT (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

07 Area Board-Ward: Prestwich - St Mary's **App No.** 44868
Location: THE LAWNS, PRESTWICH PARK ROAD SOUTH, PRESTWICH, M25 9PE
Proposal: DEMOLITION OF EXISTING DWELLING & ERECTION OF BLOCK OF 6 NO. APARTMENTS WITH 8 NO. CAR PARKING SPACES
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

08 Area Board-Ward: Prestwich - St Mary's **App No.** 44869
Location: THE LAWNS, PRESTWICH PARK ROAD SOUTH, PRESTWICH, M25 9PE
Proposal: CONSERVATION AREA CONSENT - DEMOLITION OF EXISTING DWELLING & ERECTION OF BLOCK OF 6 NO. APARTMENTS WITH 8 NO. CAR PARKING SPACES
Recommendation: Approve with Conditions **Site Visit:** Y
Decision & Notes:

09 Area Board-Ward: Radcliffe - East **App No.** 44818
Location: LAND ON CORNER OF CHURCH STREET WEST & BRIDGEFIELD STREET RADCLIFFE
Proposal: RENEWAL OF OUTLINE PLANNING PERMISSION 39671/02 FOR CLASS D1 CLINIC/HEALTH CENTRE
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

10 Area Board-Ward: Radcliffe - North **App No.** 44741
Location: GENESIS HOUSE, STOPEs ROAD, LITTLE LEVER, BOLTON, BL3 1NP
Proposal: 2.4 METRE HIGH PALADIN FENCING ADJACENT TO STOPEs ROAD
Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

11 Area Board-Ward: Radcliffe - North **App No.** 44897
Location: LAND AT JUNCTION OF BURY OLD ROAD & ARTHUR LANE
AINSWORTH
Proposal: RETROSPECTIVE APPLICATION FOR INFILLING OF LAND TO
IMPROVE DRAINAGE & ALLOW BETTER GRAZING FOR LIVESTOCK
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

12 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 44768
Location: LAND AT REAR OF BUTLER STREET, RAMSBOTTOM
Proposal: ERECTION OF SINGLE STOREY ELECTRIC SUB STATION
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

13 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 44787
Location: LAND ADJACENT TO CARR BANK GRANGE UPPINGHAM DRIVE
RAMSBOTTOM
Proposal: RESIDENTIAL DEVELOPMENT - ERECTION OF 1 NO. DORMER
BUNGALOW
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

14 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 44794
Location: 1 TAGG WOOD VIEW RAMSBOTTOM BL0 9XP
Proposal: ADDITION OF CONSERVATORY AT REAR (PLOT 91)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

15 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 44565
Location: 18 SERGEANTS LANE, WHITEFIELD, M45 7TS
Proposal: DEMOLITION OF EXISTING HOUSE & ERECTION OF 2 STOREY
BLOCK OF 4 APARTMENTS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

16 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 44959

Location: JUNCTION OF STANLEY ROAD & BURY NEW ROAD WHITEFIELD
Proposal: JUNCTION IMPROVEMENT WORKS - MODIFICATION TO WHITEFIELD
PARK & METROLINK PARK & RIDE SITE

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

Decision & Notes:
