

Title	Planning Applications
To:	Planning Control Committee
On:	27 September 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 **App No.** 45014
Location: LAND AT KAY GARDENS MARKET STREET BURY
Proposal: TEMPORARY SITING OF POST OFFICE CABIN FOR A PERIOD OF 6 MONTHS
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

02 Area Board-Ward: Bury East **App No.** 45101
Location: 32 MANCHESTER ROAD, BURY, BL9 0SX
Proposal: CONVERSION OF CELLAR TO PROVIDE ADDITIONAL BEDROOM TO FLAT ONE
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

03 Area Board-Ward: North Manor **App No.** 44720
Location: LONGSIGHT SERVICE STATION, LONGSIGHT ROAD, TOTTINGTON, BL8 4DB
Proposal: REDEVELOPMENT OF EXISTING PETROL FILLING STATION
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

04 Area Board-Ward: Prestwich - Holyrood **App No.** 44951
Location: LAND AT CORDHEY FARM CORDHEY LANE PRESTWICH M25 2RP
Proposal: CREATION OF FISHING POND; ERECTION OF STEEL FRAMED AGRICULTURAL BUILDING FOR LIVESTOCK ACCOMMODATION & STABLES
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

05 Area Board-Ward: Prestwich - Holyrood **App No.** 44968
Location: 38 & 38B BURY OLD ROAD, WHITEFIELD, M45 6TF
Proposal: CHANGE OF USE FROM CLASS A5 (HOT FOOD TAKEAWAY) & CLASS B1 (OFFICES) TO CLASS A3 (RESTAURANT); ALTERATIONS TO SHOP FRONT & CANOPY & SINGLE SIDED REAR EXTENSION (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

06 Area Board-Ward: Prestwich - Sedgley **App No.** 44752
Location: BEECH HOUSE, BENT LANE, PRESTWICH, M25 1DL
Proposal: DEMOLITION OF EXISTING STABLE BLOCK; ERECTION OF BLOCK OF 3 FLATS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

07 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:** Y
Decision & Notes:

08 Area Board-Ward: Radcliffe - East **App No.** 45007
Location: SITE OF 229-257 BURY ROAD RADCLIFFE M26 2XF
Proposal: DEMOLITION OF EXISTING DEVELOPMENT; RESIDENTIAL DEVELOPMENT - 43 DWELLINGS WITH PROPOSED INFRASTRUCTURE UPGRADE & ANCILLARY DEVELOPMENT (RESUBMISSION)
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

09 Area Board-Ward: Radcliffe - North **App No.** 44980
Location: LAND ADJACENT TO 16 CAMDEN CLOSE AINSWORTH BL2 5RH
Proposal: RESIDENTIAL DEVELOPMENT - DETACHED DWELLING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

10 Area Board-Ward: Radcliffe - West **App No.** 45083
Location: 280 STAND LANE, RADCLIFFE, M26 1JE
Proposal: CHANGE OF USE OF GROUND FLOOR FROM POST OFFICE TO TANNING STUDIO
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

11 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 44908
Location: LAND ADJACENT TO 171 PEEL BROW RAMSBOTTOM
Proposal: OUTLINE RESIDENTIAL DEVELOPMENT - 1 DETACHED DWELLING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

12 Area Board-Ward: Ramsbottom & Tottington - Tottington **App No.** 45002
Location: LAND AT VICTORIA COURT TOTTINGTON
Proposal: RESIDENTIAL DEVELOPMENT - TWO SEMI-DETACHED DWELLINGS (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

13 Area Board-Ward: Ramsbottom & Tottington - Tottington **App No.** 45121
Location: LAND OFF HIGH STREET WALSHAW
Proposal: OUTLINE - TWO DETACHED DWELLINGS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

14 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 44986
Location: DEPOT TO THE REAR OF 1 TO 11 NIPPER LANE WHITEFIELD
Proposal: SINGLE STOREY EXTENSION TO FORM OFFICES
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

15 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 44996
Location: 249 BURY NEW ROAD, WHITEFIELD, M45 8QP
Proposal: CHANGE OF USE OF GROUND FLOOR FROM DRY CLEANERS (CLASS A1) TO TAXI BOOKING OFFICE & WAITING ROOM
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

16 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 45005

Location: STAND GOLF CLUB, LAND TO WEST OF STAND LANE
Proposal: TELECOMMUNICATIONS DEVELOPMENT WITH 20M MONOPOLE ANTENNAS & CABINETS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

17 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 45012
Location: 215 BURY NEW ROAD, WHITEFIELD, M45 8GW
Proposal: CHANGE OF USE FROM RESIDENTIAL TO COMMERCIAL OFFICE USE (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

18 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 45109
Location: LAND AT CORNER OF RADCLIFFE NEW ROAD/BURY NEW ROAD WHITEFIELD
Proposal: REPLACEMENT OF EXISTING 10M MONOPOLE WITH 15M ULTRA SLIMLINE MONOPOLE INCORPORATING 3 NO. ANTENNA
Recommendation: **Prior Approval Required and Granted** **Site Visit:** N
Decision & Notes:

19 Area Board-Ward: Whitefield & Unsworth - Unsworth **App No.** 44979
Location: KINGFISHER PARK CASTLE ROAD UNSWORTH BURY
Proposal: CHANGE OF USE OF EXISTING WAREHOUSE (CLASS B8) TO PLANT HIRE DEPOT & ANCILLARY SALES
Recommendation: Refuse **Site Visit:** N
Decision & Notes:
