Title Planning Applications

To: Planning Control Committee

On: 25 October 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 **App No.** 44876 LAND AT BRIDGE HALL LANE. BURY Location: Proposal: RESIDENTIAL DEVELOPMENT - ERECTION OF 24 NO. APARTMENTS **Recommendation:** Minded to Approve Site Visit: N **Decision & Notes: Area Board-Ward:** Bury East - Moorside 02 **App No.** 45144 Location: LAND REAR OF 24/26 THE DRIVE, BURY Proposal: ERECTION OF DETACHED DWELLING (OUTLINE) **Recommendation:** Approve with Conditions Site Visit: N **Decision & Notes:** 03 Area Board-Ward: Bury East - Moorside **App No.** 45243 JSM MOTORWAY SERVICES LTD, THE GARAGE, 21 PEARSON Location: STREET, BURY, BL9 6DA **INSTALLATION OF 13.6M VODAFONE TIMBER** Proposal: TELECOMMUNICATIONS MONOPOLE TO ACCOMMODATE STREETWORK ANTENNAS WITHIN GRP SHROUD & 2 NO. TRANSMISSION DISHES WITH ASSOCIATED RADIO EQUIPMENT HOUSING & ANCILLARY DEVELOPMENT Recommendation: Prior Approval Required and Granted Site Visit: N **Decision & Notes: Area Board-Ward:** Bury East - Redvales 04 **App No.** 45033 Location: HOLY CROSS COLLEGE, MANCHESTER ROAD, BURY, BL9 9BB **ERECTION OF SINGLE STOREY EXTENSION TO FORM KITCHEN &** Proposal: **CAFETERIA** Site Visit: N **Recommendation:** Approve with Conditions **Decision & Notes:** 05 Area Board-Ward: Bury West - Elton **App No.** 44967 Location: OLD DUNSTERS FARM HEBBURN DRIVE BURY Proposal: **RESIDENTIAL DEVELOPMENT - 22 NO. APARTMENTS Recommendation:** Minded to Approve Site Visit: N **Decision & Notes:** 

06 Area Board-Ward: North Manor **App No.** 45119 325 HOLCOMBE ROAD, GREENMOUNT, RAMSBOTTOM, BL8 4BB Location: Proposal: ERECTION OF ONE DETACHED BUNGALOW **Recommendation:** Approve with Conditions Site Visit: N **Decision & Notes:** 07 Area Board-Ward: North Manor **App No.** 45252 Location: GREENMOUNT GOLF CLUB, GREENHALGH FOLD, GREENMOUNT, BL8 4LH 25M MONOPOLE TELECOMMUNICATIONS INSTALLATION WITH 6 Proposal: ANTENNAS & ASSOCIATED CABINETS Site Visit: N **Recommendation:** Approve with Conditions **Decision & Notes:** 80 Area Board-Ward: Radcliffe - East **App No.** 45191 Location: LAND ADJACENT TO ENTRANCE TO CLOSE PARK RIVERSIDE ROAD RADCLIFFE Proposal: POSTAL POUCH BOX **Recommendation:** Approve with Conditions Site Visit: N **Decision & Notes:** 09 Area Board-Ward: Radcliffe - North **App No.** 45044 BRADLEY FOLD INDUSTRIAL ESTATE, BRADLEY FOLD ROAD, Location: BOLTON, BL2 6RL Proposal: **ERECTION OF SMALL & MEDIUM SIZED ENTERPRISE UNITS & VEHICLE PARK** Recommendation: Borough Planning and Economic Development Site Visit: Y Officer to Report **Decision & Notes:** 10 Area Board-Ward: Radcliffe - West **App No.** 45142 Location: BANKFIELD MILL, PITT STREET, RADCLIFFE, M26 3TF ERECTION OF 3 NO. BLOCKS OF 3 STOREY APARTMENTS (42 IN Proposal: TOTAL) - OUTLINE **Recommendation:** Approve with Conditions Site Visit: N **Decision & Notes:** 

11 Area Board-Ward: Radcliffe - West **App No.** 45192 LAND OPPOSITE 6 WILLOWBANK RADCLIFFE Location: Proposal: POSTAL POUCH BOX **Recommendation:** Approve with Conditions Site Visit: N **Decision & Notes:** 12 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 45117 Location: STORAGE YARD STUBBINS LANE/FACTORY STREET RAMSBOTTOM Proposal: MIXED USE - RESIDENTIAL/OFFICES/WORKSHOPS **Recommendation:** Approve with Conditions Site Visit: N **Decision & Notes:** 13 **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: Y **Decision & Notes:** 14 Area Board-Ward: Ramsbottom & Tottington - Tottington **App No.** 45171 Location: CHRIST CHURCH CHURCH OF ENGLAND PRIMARY SCHOOL, CHURCH STREET, WALSHAW, TOTTINGTON, BL8 3AX NEW SECURITY FENCING TO PART OF THE SCHOOL BOUNDARY Proposal: 2.4M HIGH **Recommendation:** Approve with Conditions Site Visit: N **Decision & Notes:** 15 Area Board-Ward: Whitefield & Unsworth - Besses **App No.** 45263 Location: 19 HILLTOP AVENUE, WHITEFIELD, M45 8FG CONVERSION OF 4 STUDIO APARTMENTS TO 4 ONE BEDROOM Proposal: FLATS WITH 2 No. PART 2 STOREY PART SINGLE STOREY EXTENSIONS AT REAR AND PARKING TO SIDE FOR 4 VEHICLES (RESUBMISSION) **Recommendation:** Approve with Conditions Site Visit: N **Decision & Notes:** 

**16 Area Board-Ward:** Whitefield & Unsworth - Unsworth **App No.** 45141

Location: MEADOWCROFT FOLD FARM OFF WHITTLE LANE PILSWORTH

**Proposal:** RE-INSTATEMENT OF VACANT FARMHOUSE

Recommendation: Approve with Condions Site Visit: N

**Decision & Notes:** 

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17 Area Board-Ward: Whitefield & Unsworth - Unsworth App No. 45146

Location: MEADOWCROFT FOLD FARM OFF WHITTLE LANE PILSWORTH

**Proposal:** CONVERSION OF BARN INTO TWO RESIDENTIAL UNITS **Recommendation:** Approve with Conditions **Site Visit:** N

**Decision & Notes:** 

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