

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 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.

11 Area Board-Ward: Radcliffe - West **App No.** 45192

Location: LAND OPPOSITE 6 WILLOWBANK RADCLIFFE

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

Proposal: NEW SECURITY FENCING TO PART OF THE SCHOOL BOUNDARY
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

Proposal: CONVERSION OF 4 STUDIO APARTMENTS TO 4 ONE BEDROOM
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:
