Title Planning Applications

To: Planning Control Committee

On: 20 December 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.

- Certificates relating to the ownership.
 Letters and Documents from objectors or other interested parties.
 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.** 45522

Location: GREENFIELDS, DUMERS LANE, BURY, BL9 9UT

Proposal: CHANGE OF USE OF EXISTING WAREHOUSE (CLASS B8) TO

MANUFACTURING (CLASS B2) AND ASSOCIATED BUILDING WORKS

INCLUDING INSTALLATION OF SIX 14 METRE HIGH SILOS

Recommendation: Approve with Conditions Site Visit: Y

Decision & Notes:

02 Area Board-Ward: Bury West - Church App No. 45400

Location: MILLIKEN INDUSTRIALS LTD, WELLINGTON MILL, WELLINGTON

STREET, BURY, BL8 2AY

Proposal: ALTERATION AND EXTENSION AT FRONT AND SIDE TO EXISTING

LOADING DOCK CANOPY & PROVISION OF NEW LOADING DOCK;

TOGETHER WITH REALIGNMENT OF CHERRY TREE LANE

Recommendation: Approve with Conditions Site Visit: N

Decision & Notes:

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03 Area Board-Ward: Bury West - Elton **App No.** 45443

Location: WALSHAW MOTOR BODIES, BOLHOLT WORKS, WALSHAW ROAD,

ELTON, BURY

Proposal: SINGLE STOREY REAR EXTENSION

Recommendation: Approve with Conditions Site Visit: N

Decision & Notes:

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04 Area Board-Ward: North Manor **App No.** 45384

LAND OFF HAZEL HALL LANE, SUMMERSEAT, RAMSBOTTOM, BURY

Proposal: CONSTRUCTION OF 9 NO. TENNIS COURTS (5 WITH

FLOODLIGHTING), NEW CLUB HOUSE, CAR PARK, 2 CHILDREN'S COURTS, PRACTICE WALL AND LANDSCAPING (RESUBMISSION)

Recommendation: Refuse Site Visit: N

Decision & Notes:

O5 Area Board-Ward: North Manor App No. 45387

Location: HOLCOMBE BROOK TENNIS CLUB, LONGSIGHT ROAD, HOLCOMBE

BROOK, RAMSBOTTOM, BL0 9TD

Proposal: ERECTION OF 55 SHELTERED FLATS FOR THE ELDERLY, HOUSE

MANAGER'S ACCOMMODATION, CAR PARKING AND LANDSCAPING

Recommendation: Refuse Site Visit: N

Decision & Notes:

O6 Area Board-Ward: Prestwich - Sedgley App No. 45485

Location: SITE OUTSIDE 5-13 WHITTAKER LANE, PRESTWICH

Proposal: TELECOMMUNICATIONS INSTALLATION COMPRISING OF 13.3M

SLIMLINE STEEL STREETWORKS MONOPOLE TO ACCOMMODATE 3

NO. ANTENNAS WITH GRP SHROUD & ASSOCIATED RADIO

EQUIPMENT HOUSING & ANCILLARY DEVELOPMENT

Recommendation: Prior Approval Required and Granted Site Visit: N

Decision & Notes:

07 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 45116

Location: PROSPECT HOUSE, 229 WHALLEY ROAD, SHUTTLEWORTH,

RAMSBOTTOM. BL0 0ED

Proposal: CONVERSION TO 12 NO. TWO BEDROOM FLATS & 2 NO. 3

BEDROOM FLATS

Recommendation: Refuse Site Visit: Y

Decision & Notes:

80 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 45173

HOLCOMBE MOOR TRAINING CAMP, OFF BOLTON ROAD, Location:

HAWKSHAW

Proposal: CADET WEEKEND TRAINING CENTRE & COUNTY HQ

Recommendation: Raise no objection subject to conditions Site Visit: N

Decision & Notes:

09 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom App No. 45446

Location: 99 DUNDEE LANE, RAMSBOTTOM, BL0 9HG

Proposal: TWO STOREY DWELLING

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

Decision & Notes:

10 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 45470

Location: 298 HOLCOMBE OLD ROAD, HOLCOMBE, BL8 4NQ Proposal:

DETACHED GARAGE (RESUBMISSION)

Recommendation: Approve with Conditions Site Visit: N

Decision & Notes:

11 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 45474

Location: 298 HOLCOMBE OLD ROAD, HOLCOMBE, BL8 4NQ

CONSERVATION AREA CONSENT FOR DEMOLITION OF WALL TO Proposal:

ALLOW A DETACHED GARAGE

Site Visit: N **Recommendation:** Approve

Decision & Notes:

12 Area Board-Ward: Whitefield & Unsworth - Besses **App No.** 45391

Location: 16-18 LOSTOCK WALK WHITEFIELD

EXTENSIONS TO SPECIAL NEEDS RESIDENTIAL UNIT Proposal: **Recommendation:** Approve with Conditions Site Visit: N

Decision & Notes: