

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 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.

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:

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

Location: HOLCOMBE MOOR TRAINING CAMP, OFF BOLTON ROAD, 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

Recommendation: Approve with Conditions

Site Visit: Y

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

Proposal: CONSERVATION AREA CONSENT FOR DEMOLITION OF WALL TO ALLOW A DETACHED GARAGE

Recommendation: Approve

Site Visit: N

Decision & Notes:

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

Location: 16-18 LOSTOCK WALK WHITEFIELD

Proposal: EXTENSIONS TO SPECIAL NEEDS RESIDENTIAL UNIT

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
