

Title	Planning Applications
To:	Planning Control Committee
On:	24 January 2006
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.** 45274
Location: FORMER P J POWER SITE, MILLETT STREET, BURY, BL9 0JA
Proposal: DEMOLITION OF OFFICES & SERVICE YARD; ERECTION OF 21 APARTMENTS IN FOUR STOREY BLOCK & NEW OFFICE ACCOMMODATION WITHIN THREE STOREY BLOCK
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

02 Area Board-Ward: Bury East **App No.** 45426
Location: HORNBY BUILDINGS THE ROCK BURY
Proposal: MIXED USE DEVELOPMENT COMPRISING SHOPPING; FINANCIAL AND PROFESSIONAL SERVICES; FOOD AND DRINK USES WITHIN THE A1, A2, A3, A4 AND A5 USE CLASSES; ASSEMBLY AND LEISURE FACILITIES WITHIN THE D1 AND D2 USE CLASSES; NIGHTCLUB USE ; BUSINESS USES WITHIN THE B1 USE CLASS; AND OTHER ASSOCIATED WORKS AND FACILITIES.
Recommendation: **Site Visit:** N
Decision & Notes:

03 Area Board-Ward: Bury East **App No.** 45629
Location: FRECHEVILLE COURT, KNOWSLEY STREET, BURY, BL9 0UF
Proposal: CAR PARK
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

04 Area Board-Ward: Bury East **App No.** 45666
Location: IRWELL STREET BURY
Proposal: EXTENSION OF EXISTING CAR PARK AND CREATION OF NEW ACCESS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

05 Area Board-Ward: Bury East - Moorside **App No.** 44834
Location: GREENBROOK MILL GREENBROOK STREET BURY BL9 6LZ
Proposal: OUTLINE APPLICATION - ERECTION OF 55 NO. APARTMENTS (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

06 Area Board-Ward: Bury East - Redvales **App No.** 45424

Location: LAND AT THE ROCK AND ROCHDALE ROAD BURY (KNOWN AS THE ROCK TRIANGLE)

Proposal: OUTLINE PLANNING APPLICATION - MIXED USE DEVELOPMENT COMPRISING SHOPPING; FINANCIAL AND PROFESSIONAL SERVICES; FOOD AND DRINK WITHIN THE A1, A2, A3, A4, AND A5 USE CLASSES; RESIDENTIAL USES; COMMUNITY, HEALTH, NURSERY, EDUCATION, CULTURAL, ASSEMBLY AND LEISURE USES WITHIN THE D1 AND D2 USE CLASSES; NIGHTCLUB USES; MULTI-STOREY AND OTHER CAR PARKING; NEW STREETS; HIGHWAYS AND OTHER MEANS OF ACCESS AND CIRCULATION; AND OTHER ASSOCIATED WORKS AND FACILITIES.

Recommendation: **Site Visit:** N

Decision & Notes:

07 Area Board-Ward: Bury East - Redvales **App No.** 45669

Location: 250 MARKET STREET, BURY, BL9 9JN

Proposal: RETENTION OF EXISTING WORKSHOP

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

Decision & Notes:

08 Area Board-Ward: Prestwich - Sedgley **App No.** 45463

Location: THE RESIDENCES, SCHOLLS LANE, PRESWICH

Proposal: RETENTION OF SECURITY ENTRANCE GATES AND PILLARS (RETROSPECTIVE)

Recommendation: Refuse **Site Visit:** N

Decision & Notes:

09 Area Board-Ward: Prestwich - St Mary's **App No.** 45421

Location: 403 BURY NEW ROAD, PRESTWICH, M25 1AA

Proposal: CHANGE OF USE FROM SHOP TO PRIVATE HIRE BOOKING OFFICE

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

Decision & Notes:

10 Area Board-Ward: Prestwich - St Mary's **App No.** 45626

Location: WOODLANDS, BUCKLEY LANE, PRESTWICH, M45 7JZ

Proposal: RETENTION OF HORSE EXERCISER (MANEGE) (RETROSPECTIVE APPLICATION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

11 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 45600
Location: MARSHALLS MONO LTD, FLETCHER BANK , MANCHESTER ROAD, RAMSBOTTOM, BL0 0DD
Proposal: INSTALLATION OF SILOS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

12 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 45601
Location: LAND TO REAR OF 105 BOLTON ROAD WEST, RAMSBOTTOM, BL0 9NU
Proposal: DETACHED GARAGE
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

13 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 45565
Location: 178A BURY NEW ROAD, WHITEFIELD, M45 6QF
Proposal: CHANGE OF USE FROM OFFICES TO CAFE (CLASS C3)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

14 Area Board-Ward: Whitefield & Unsworth - Unsworth **App No.** 45554
Location: LAND ADJACENT TO PILSWORTH WAY AND ROACH BANK ROAD, PILSWORTH, BURY
Proposal: CONSTRUCTION OF NEW ROAD LINKING ROACH BANK ROAD TO THE EXISTING SPUR OFF PILSWORTH ROAD AND ASSOCIATED LANDSCAPING TO THE ADJACENT BANK
Recommendation: Approve **Site Visit:** N
Decision & Notes:
