

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>28 February 2006</b>
<b>By:</b>	<b>Borough Planning and Economic Development Officer</b>
<b>Status:</b>	<b>For Publication</b>

### **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.** 45145

**Location:** 462 ROCHDALE OLD ROAD, BURY, BL9 7TF  
**Proposal:** OUTLINE - DEMOLITION OF EXISTING DWELLING & ERECTION OF 2 NO. DWELLINGS

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

**Decision & Notes:**

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**02**      **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:** Y

**Decision & Notes:**

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**03**      **Area Board-Ward:** Bury East      **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:** Minded to Approve      **Site Visit:** N

**Decision & Notes:**

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**04**      **Area Board-Ward:** Bury East - Moorside      **App No.** 45708

**Location:** BURY GROUND, CASTLECROFT ROAD, BURY  
**Proposal:** OUTLINE APPLICATION FOR DIVISION HEADQUARTERS POLICE STATION

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

**Decision & Notes:**

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<b>05</b>	<b>Area Board-Ward:</b> Bury East - Moorside	<b>App No.</b> 45788
	<b>Location:</b> BEECH GROVE, 174 CHESHAM ROAD, BURY, BL9 6EP	
	<b>Proposal:</b> CHANGE OF USE FROM HOME FOR THE ELDERLY TO OFFICES INCLUDING ADDITIONAL CAR PARKING PROVISION	
	<b>Recommendation:</b> Minded to Approve	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
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<b>06</b>	<b>Area Board-Ward:</b> Bury East - Moorside	<b>App No.</b> 45827
	<b>Location:</b> 369 WALMERSLEY ROAD, BURY, BL9 5EY	
	<b>Proposal:</b> CHANGE OF USE FROM RETAIL (CLASS A1) TO BETTING SHOP (CLASS A2); NEW SHOP FRONT; RAMP DETAILS AND BALUSTRADE; NEW ROLLER SHUTTER AND HOUSING (RESUBMISSION)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
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<b>07</b>	<b>Area Board-Ward:</b> Bury East - Redvales	<b>App No.</b> 45772
	<b>Location:</b> 18 TENNYSON AVENUE, BURY, BL9 9RF	
	<b>Proposal:</b> CHANGE OF USE FROM THERAPIES SHOP (CLASS A1) TO BOOKMAKERS (CLASS A2)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
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<b>08</b>	<b>Area Board-Ward:</b> Bury West - Church	<b>App No.</b> 45657
	<b>Location:</b> LAND AT 8 WESTBURY CLOSE, ELTON, BURY, BL8 2LW	
	<b>Proposal:</b> RESIDENTIAL DEVELOPMENT - ONE DETACHED DWELLING (2ND REVISED SCHEME)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
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<b>09</b>	<b>Area Board-Ward:</b> Bury West - Elton	<b>App No.</b> 45691
	<b>Location:</b> LAND AT CROSTONS ROAD, BURY	
	<b>Proposal:</b> NEW CAR DEALERSHIP WITH SEPARATE VALET BAYS	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
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<b>10</b>	<b>Area Board-Ward:</b> Bury West - Elton	<b>App No.</b> 45799
	<b>Location:</b> OLD HALL C P SCHOOL, SPRINGSIDE VIEW, BURY, BL8 4LU	
	<b>Proposal:</b> NON ILLUMINATED SIGNS AT SCHOOL ENTRANCE AND ON NURSERY BUILDING (RE-SUBMISSION)	
	<b>Recommendation:</b> Approve	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
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<b>11</b>	<b>Area Board-Ward:</b> North Manor	<b>App No.</b> 45559
	<b>Location:</b> LAND TO SOUTH AND EAST OF NABBS FARM, ROWLANDS ROAD, SUMMERSEAT, RAMSBOTTOM, BL9 5LJ	
	<b>Proposal:</b> FARM SHOP, ICE CREAM PARLOUR, TEA ROOM & ASSOCIATED CAR PARK	
	<b>Recommendation:</b> Refuse	<b>Site Visit:</b> Y
	<b>Decision &amp; Notes:</b>	
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<b>12</b>	<b>Area Board-Ward:</b> Prestwich - Sedgley	<b>App No.</b> 45639
	<b>Location:</b> 205 MIDDLETON ROAD, PRESTWICH, M8 4LR	
	<b>Proposal:</b> CHANGE OF USE OF GROUND FLOOR FROM SHOP (CLASS A1) TO HOT FOOD TAKEAWAY (CLASS A5)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
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<b>13</b>	<b>Area Board-Ward:</b> Prestwich - Sedgley	<b>App No.</b> 45777
	<b>Location:</b> 24 BURY NEW ROAD, PRESTWICH, M25 0LD	
	<b>Proposal:</b> CHANGE OF USE TO TAKEAWAY (CLASS A5)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
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<b>14</b>	<b>Area Board-Ward:</b> Prestwich - Sedgley	<b>App No.</b> 45817
	<b>Location:</b> WOODTHORPE HOTEL, BURY OLD ROAD, PRESTWICH, M25 0EG	
	<b>Proposal:</b> PROVISION OF TERRACE & GLAZED CANOPY ON SOUTH ELEVATION	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
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**15**      **Area Board-Ward:** Radcliffe - North      **App No.** 45751  
**Location:** LAND TO REAR OF 90 STANLEY ROAD, RADCLIFFE  
**Proposal:** ERECTION OF FENCE TOGETHER WITH CONSTRUCTION OF  
RETAINING WALL AND BANKING  
**Recommendation:** Approve with Conditions      **Site** N  
**Visit:**  
**Decision & Notes:**

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**16**      **Area Board-Ward:** Radcliffe - West      **App No.** 45492  
**Location:** FORMER GARAGE SITE, RINGLEY ROAD WEST, RADCLIFFE M26  
1DL  
**Proposal:** NEW RESTAURANT, LANDSCAPING & CAR PARKING  
**Recommendation:** Minded to Approve      **Site** N  
**Visit:**  
**Decision & Notes:**

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**17**      **Area Board-Ward:** Whitefield & Unsworth - Unsworth      **App No.** 45528  
**Location:** PILSWORTH SOUTH QUARRY, OFF PILSWORTH ROAD, BURY  
**Proposal:** EXTRACTION OF SAND AND GRAVEL FROM EXTENSION AREA  
PRIOR TO CREATION OF APPROVED LANDSCAPE BUFFER ZONE  
INCLUDING IN PART BACKFILLING AND RESTORATION WITH  
CONTROLLED WASTE  
**Recommendation:** Approve with Conditions      **Site** N  
**Visit:**  
**Decision & Notes:**

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