

Title	Planning Applications
To:	Planning Control Committee
On:	28 February 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.** 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:

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:

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:

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:

05 Area Board-Ward: Bury East - Moorside **App No.** 45788
Location: BEECH GROVE, 174 CHESHAM ROAD, BURY, BL9 6EP
Proposal: CHANGE OF USE FROM HOME FOR THE ELDERLY TO OFFICES INCLUDING ADDITIONAL CAR PARKING PROVISION
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

06 Area Board-Ward: Bury East - Moorside **App No.** 45827
Location: 369 WALMERSLEY ROAD, BURY, BL9 5EY
Proposal: 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)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

07 Area Board-Ward: Bury East - Redvales **App No.** 45772
Location: 18 TENNYSON AVENUE, BURY, BL9 9RF
Proposal: CHANGE OF USE FROM THERAPIES SHOP (CLASS A1) TO BOOKMAKERS (CLASS A2)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

08 Area Board-Ward: Bury West - Church **App No.** 45657
Location: LAND AT 8 WESTBURY CLOSE, ELTON, BURY, BL8 2LW
Proposal: RESIDENTIAL DEVELOPMENT - ONE DETACHED DWELLING (2ND REVISED SCHEME)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

09 Area Board-Ward: Bury West - Elton **App No.** 45691
Location: LAND AT CROSTONS ROAD, BURY
Proposal: NEW CAR DEALERSHIP WITH SEPARATE VALET BAYS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

10	Area Board-Ward: Bury West - Elton	App No. 45799
	Location: OLD HALL C P SCHOOL, SPRINGSIDE VIEW, BURY, BL8 4LU	
	Proposal: NON ILLUMINATED SIGNS AT SCHOOL ENTRANCE AND ON NURSERY BUILDING (RE-SUBMISSION)	
	Recommendation: Approve	Site Visit: N
	Decision & Notes:	

11	Area Board-Ward: North Manor	App No. 45559
	Location: LAND TO SOUTH AND EAST OF NABBS FARM, ROWLANDS ROAD, SUMMERSEAT, RAMSBOTTOM, BL9 5LJ	
	Proposal: FARM SHOP, ICE CREAM PARLOUR, TEA ROOM & ASSOCIATED CAR PARK	
	Recommendation: Refuse	Site Visit: Y
	Decision & Notes:	

12	Area Board-Ward: Prestwich - Sedgley	App No. 45639
	Location: 205 MIDDLETON ROAD, PRESTWICH, M8 4LR	
	Proposal: CHANGE OF USE OF GROUND FLOOR FROM SHOP (CLASS A1) TO HOT FOOD TAKEAWAY (CLASS A5)	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	

13	Area Board-Ward: Prestwich - Sedgley	App No. 45777
	Location: 24 BURY NEW ROAD, PRESTWICH, M25 0LD	
	Proposal: CHANGE OF USE TO TAKEAWAY (CLASS A5)	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	

14	Area Board-Ward: Prestwich - Sedgley	App No. 45817
	Location: WOODTHORPE HOTEL, BURY OLD ROAD, PRESTWICH, M25 0EG	
	Proposal: PROVISION OF TERRACE & GLAZED CANOPY ON SOUTH ELEVATION	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	

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 Visit:** N

Decision & Notes:

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 Visit:** N

Decision & Notes:

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 Visit:** N

Decision & Notes:
