

Title	Planning Applications
To:	Planning Control Committee
On:	29 March 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 - Redvales **App No.** 45900
Location: BURY FOOTBALL CLUB, GIGG LANE, BURY, BL9 9HU
Proposal: SIX ANTENNAE FIXED TO POLE, MOUNTED ON SIDE OF AND PROJECTING ABOVE ROOF OF FOOTBALL STAND, IN ADDITION TO ASSOCIATED EQUIPMENT
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

02 Area Board-Ward: North Manor **App No.** 45949
Location: FORMER RAILWAY GOODS BUILDING, ROWLANDS ROAD, SUMMERSEAT, BL9 5QY
Proposal: CONVERSION OF BUILDING TO 2 DWELLINGHOUSES (OPTION 1)
Recommendation: Approve with Conditions **Site Visit:** Y
Decision & Notes:

03 Area Board-Ward: North Manor **App No.** 45950
Location: FORMER RAILWAY GOODS BUILDING, ROWLANDS ROAD, SUMMERSEAT, BL9 5QY
Proposal: CONVERSION OF BUILDING TO DWELLINGHOUSE (OPTION 2)
Recommendation: Approve with Conditions **Site Visit:** Y
Decision & Notes:

04 Area Board-Ward: North Manor **App No.** 45951
Location: FORMER RAILWAY GOODS BUILDING, ROWLANDS ROAD, SUMMERSEAT, BL9 5QY
Proposal: CONVERSION OF BUILDING TO 4 DWELLINGHOUSES (OPTION 3)
Recommendation: Approve with Conditions **Site Visit:** Y
Decision & Notes:

05 Area Board-Ward: Prestwich - Sedgley **App No.** 45759
Location: 52 BURY OLD ROAD, PRESTWICH, M25 0ER
Proposal: TEMPORARY SITING OF PORTABLE CLASSROOM
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

06 **Area Board-Ward:** Prestwich - St Mary's **App No.** 37297

Location: LAND OFF BURY NEW ROAD/VALLEY PARK ROAD PRESTWICH
Proposal: MIXED DEVELOPMENT INCLUDING RESIDENTIAL DEVELOPMENT (173 DWELLINGS), EXTENSIONS TO EXISTING TESCO STORE, CHANGES TO EXISTING CAR PARKING AND SERVICING ARRANGEMENTS, PROVISION OF ADDITIONAL CAR PARKING AND PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED WORKS.

Recommendation: Refuse **Site Visit:** N

Decision & Notes:

07 **Area Board-Ward:** Radcliffe - East **App No.** 45597

Location: TOWER FARM SITE, SANDFORD STREET, RADCLIFFE
Proposal: OUTLINE APPLICATION FOR FORMATION OF PLAYING FIELDS ASSOCIATED WITH RADCLIFFE RIVERSIDE SCHOOL & NEW SERVICE ACCESS ROAD EXTENSION

Recommendation: Minded to Approve **Site Visit:** N

Decision & Notes:

08 **Area Board-Ward:** Radcliffe - East **App No.** 45598

Location: EAST LANCS PAPER MILL SITE, CHURCH STREET EAST, RADCLIFFE
Proposal: HYBRID OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING CLASS B1, B2, B8, INDUSTRY, RESIDENTIAL DEVELOPMENT, WATER FEATURE, OPEN SPACE AND FULL APPLICATION FOR SECONDARY SCHOOL AND HIGHWAY INFRASTRUCTURE.

Recommendation: Minded to Approve **Site Visit:** N

Decision & Notes:

09 **Area Board-Ward:** Radcliffe - East **App No.** 45672

Location: CONEY GREEN HIGH SCHOOL SITE, SPRING LANE, RADCLIFFE, M26 2SZ
Proposal: OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED INFRASTRUCTURE & OPEN SPACE

Recommendation: Minded to Approve **Site Visit:** N

Decision & Notes:

10 **Area Board-Ward:** Radcliffe - East **App No.** 45784

Location: LAND AT ALMA STREET, RADCLIFFE
Proposal: EXTENSION OF EXISTING CARPARK

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

11 Area Board-Ward: Radcliffe - West **App No.** 45673

Location: FORMER RADCLIFFE HIGH SCHOOL SITE, ABDEN STREET, RADCLIFFE, M26 3AT

Proposal: OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED INFRASTRUCTURE & OPEN SPACE

Recommendation: Minded to Approve

Site Visit: N

Decision & Notes:

12 Area Board-Ward: Radcliffe - West **App No.** 45768

Location: RED BANK PLAYING FIELDS, UNSWORTH STREET, RADCLIFFE, M26 0RN

Proposal: EXTENSION & SURFACING OF EXISTING CAR PARK

Recommendation: Minded to Approve

Site Visit: N

Decision & Notes:

13 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 43048

Location: FLETCHER BANK, MANCHESTER ROAD, RAMSBOTTOM, BL0 0DH

Proposal: QUARRY EXTENSION; CONSTRUCTION, DEMOLITION & EXCAVATION WASTE LANDFILL OPERATION; CONSTRUCTION & DEMOLITION WASTE RECYCLING FACILITY; GREEN WASTE COMPOSTING FACILITY

Recommendation: Minded to Approve

Site Visit: N

Decision & Notes:

14 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 45888

Location: 1, 1A & 1B HIGHER LANE WHITEFIELD, M45 7BG

Proposal: CHANGE OF USE FROM SHOP (A1) TO FORM FORM COFFEESHOP (A3)/ WINE BAR (A4) AND GIFT SHOP AND ASSOCIATED CAR PARKING.

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
