

Title	Planning Applications
To:	Planning Control Committee
On:	23 May 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.

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|-----------|------------------------------|---|--------------------|-------|
| 01 | Area Board-Ward: | Bury East - Moorside | App No. | 46098 |
| | Location: | H & A HOLDINGS, LIMEFIELD HOUSE, LIMEFIELD BROW, BURY BL9 6QS | | |
| | Proposal: | INSTALLATION OF 2 NO. REPLACEMENT ANTENNAS FOR USE BY O2 AND VODAFONE LTD, 1 NO. ADDITIONAL ANTENNA FOR USE BY O2 LTD AND ASSOCIATED ANCILLARY DEVELOPMENT THERETO | | |
| | Recommendation: | Approve with Conditions | Site Visit: | N |
| | Decision & Notes: | -----
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| 02 | Area Board-Ward: | Bury West - Church | App No. | 45689 |
| | Location: | FORMER ELTON VALE WORKS, ELTON VALE ROAD, BURY, BL8 2RZ | | |
| | Proposal: | RESIDENTIAL DEVELOPMENT - ERECTION OF 15 NO. 2 & 2.5 STOREY DETACHED DWELLINGS | | |
| | Recommendation: | Refuse | Site Visit: | N |
| | Decision & Notes: | -----
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| 03 | Area Board-Ward: | Bury West - Church | App No. | 46054 |
| | Location: | LAND AT DAISYFIELD, WELLINGTON STREET, BURY | | |
| | Proposal: | CHANGE OF USE OF LAND TO CONTRACTORS YARD; AREA OF OPEN STORAGE, DISTRIBUTION AND RECYCLING OF CONSTRUCTION MATERIALS; TRAINING AREA FOR PLANT OPERATORS; ACCESS ROAD; BOUNDARY FENCING; LANDSCAPE WORKS; ANCILLARY OFFICES; STORAGE & LIGHTING | | |
| | Recommendation: | Approve with Conditions | Site Visit: | N |
| | Decision & Notes: | -----
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| 04 | Area Board-Ward: | North Manor | App No. | 45898 |
| | Location: | LAND TO REAR OF SUMMERSEAT METHODIST PRIMARY SCHOOL, ROWLANDS ROAD, SUMMERSEAT, BL9 5NF | | |
| | Proposal: | LANDFILL TO FORMER QUARRY TO FORM EXTENSION TO EXISTING SCHOOL PLAYGROUND TO FORM PLAY AREA & INFORMAL TEACHING AREA | | |
| | Recommendation: | Approve with Conditions | Site Visit: | N |
| | Decision & Notes: | -----
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| 05 | Area Board-Ward: | North Manor | App No. | 46049 |
| | Location: | WALMERSLEY BREWERY, WALMERSLEY ROAD, BURY | | |

Proposal: PART CONVERSION/PART DEMOLITION & NEW BUILD TO CREATE 23 RESIDENTIAL UNITS (RESUBMISSION)
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

06 Area Board-Ward: North Manor **App No.** 46060
Location: WALMERSLEY BREWERY, WALMERSLEY ROAD, BURY
Proposal: PART DEMOLITION OF BUILDINGS TO FACILITATE NEW RESIDENTIAL DEVELOPMENT
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

07 Area Board-Ward: North Manor **App No.** 46184
Location: 1 LONGSIGHT ROAD, HOLCOMBE BROOK, BL0 9SL
Proposal: NEW SINGLE STOREY SHOP DEVELOPMENT
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

08 Area Board-Ward: Prestwich - Sedgley **App No.** 46066
Location: MANCHESTER MACCABI CSC BURY OLD ROAD PRESTWICH
Proposal: AMENDMENTS/ADDITIONS TO APPROVED SPORTS CLUB SCHEME INCLUDING:
SECURITY LIGHTING, CCTV INSTALLATION, SECURITY FENCING AND GATES TO CLUBHOUSE AND CAR PARK; FLOODLIGHTING TO ALL WEATHER PITCHES; 2NO. STORAGE CONTAINERS; ACCESS PATHS TO PITCHES AND REVISION TO PART OF CAR PARKING LAYOUT.
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

09 Area Board-Ward: Radcliffe - East **App No.** 45903
Location: POWDER COATINGS, HEAP STREET, RADCLIFFE, M26 2SS
Proposal: RESIDENTIAL DEVELOPMENT - 8 SEMI DETACHED HOUSES AND 5 FLATS; GARAGE COURT.
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

10 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: Y

Decision & Notes:

11 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 46033

Location: EAVES COTTAGE, HAWKSHAW LANE, HAWKSHAW, TOTTINGTON, BL8 4LD

Proposal: RE-POSITIONING OF APPROVED DOUBLE DETACHED GARAGE - APPLICATION 41459.

Recommendation: Refuse

Site Visit: N

Decision & Notes:

12 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 46092

Location: EAVES COTTAGE, HAWKSHAW LANE, HAWKSHAW, TOTTINGTON, BL8 4LD

Proposal: BOUNDARY RAILINGS (RETROSPECTIVE APPLICATION)

Recommendation: Refuse

Site Visit: N

Decision & Notes:

13 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 46105

Location: COBDEN MILL, SQUARE STREET, RAMSBOTTOM

Proposal: CONVERSION INTO 6 NO. APARTMENTS

Recommendation: Refuse

Site Visit: Y

Decision & Notes:
