

Title	Planning Applications
To:	Planning Control Committee
On:	27 June 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.

- 06 **Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 46133
Location: SITE AT SPRINGVALE STREET, TOTTINGTON, BURY BL8 3LR
Proposal: OUTLINE APPLICATION FOR ERECTION OF 4 TOWN HOUSES WITH ASSOCIATED ACCESS IMPROVEMENTS
Recommendation: Refuse **Site Visit:** Y
Decision & Notes:

- 07 **Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 46275
Location: 145 TURTON ROAD, TOTTINGTON, BL8 3QA
Proposal: DEMOLITION OF EXISTING DWELLING & ERECTION OF NEW DWELLING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

- 08 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 46164
Location: LAND AT PHILIPS PARK ROAD, WHITEFIELD
Proposal: ALL WEATHER SPORTS PITCH WITH ASSOCIATED FLOODLIGHTING & AMENDMENTS TO TRACK
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

- 09 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 46248
Location: 14 RADCLIFFE NEW ROAD, WHITEFIELD, M45 7GY
Proposal: INTERNALLY ILLUMINATED SHOP SIGNS (Retention)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

- 10 **Area Board-Ward:** Whitefield + Unsworth - Unsworth **App No.** 46341
Location: LAND OFF HOLLINS LANE/HOWARDS HILL, BURY
Proposal: 2 NO. DWELLINGS, LANDSCAPING & APPROVED ROAD
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

