

Title	Planning Applications
To:	Planning Control Committee
On:	21 November 2006
By:	Borough Planning Engineering & Transportation 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 Engineering & Transportation 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.** 46702

Location: LAND AT THE ROCK AND ROCHDALE ROAD, (KNOWN AS THE ROCK TRIANGLE), BURY

Proposal: RESERVED MATTERS APPLICATION - MIXED USE DEVELOPMENT COMPRISING SHOPPING; FOOD AND DRINK WITHIN THE A1,A2,A3,A4 AND A5 USE CLASSES; 197 RESIDENTIAL APARTMENTS (USE CLASS C3); ASSEMBLY AND LEISURE USES WITHIN D2 USE CLASS; 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:

02 Area Board-Ward: Bury East - Redvales **App No.** 46946

Location: LABURNUM HOUSE, WELLS STREET, BURY, BL9 0TU

Proposal: CONSERVATORY EXTENSION AND CONVERSION OF LOFT TO PROVIDE 5 EXTRA BEDROOMS INCORPORATING FRONT AND REAR DORMERS

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

Decision & Notes:

03 Area Board-Ward: Bury West - Elton **App No.** 47030

Location: 36 TOTTINGTON ROAD, BURY, BL8 1LL

Proposal: CHANGE OF USE FROM DISUSED HUT TO PRIVATE HIRE BOOKING OFFICE

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

Decision & Notes:

04 Area Board-Ward: Bury West - Elton **App No.** 47049

Location: 18 TAMWORTH DRIVE, BURY, BL8 1DP

Proposal: CHANGE OF USE OF DOMESTIC SINGLE STOREY GARAGE TO DOG GROOMING/DOG CARE PARLOUR WITH NEW PEDESTRIAN ACCESS TO PARLOUR

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

Decision & Notes:

05 **Area Board-Ward:** North Manor **App No.** 46550
Location: BLEAKLOW MILL, BOLTON ROAD, HAWKSHAW, BL8 4LL
Proposal: PART DEMOLITION AND CONVERSION OF MILL INTO 24 RESIDENTIAL UNITS
Recommendation: Approve with Conditions **Site Visit:** Y
Decision & Notes:

06 **Area Board-Ward:** Prestwich - Holyrood **App No.** 46964
Location: 446A BURY OLD ROAD, PRESTWICH, M25 1PQ
Proposal: CHANGE OF USE FROM RESIDENTIAL TO OFFICES, SMALL SIDE EXTENSION & PARKING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

07 **Area Board-Ward:** Prestwich - St Mary's **App No.** 46902
Location: PRESTWICH PHARMACY, 15 FAIRFAX ROAD, PRESTWICH
Proposal: CHANGE OF USE FROM TEMPORARY PHARMACY (A1) TO D1 MEDICAL CONSULTING ROOMS (TEMPORARY CONSENT)
Recommendation: Refuse **Site Visit:** N
Decision & Notes:

08 **Area Board-Ward:** Prestwich - St Mary's **App No.** 46932
Location: 44 RECTORY LANE, PRESTWICH, M25 1BL
Proposal: CHANGE OF USE FROM DOCTOR'S SURGERY (CLASS D1) TO FUNERAL PARLOUR (CLASS A1). SINGLE STOREY REAR EXTENSION.
Recommendation: Approve with Conditions **Site Visit:** Y
Decision & Notes:

09 **Area Board-Ward:** Radcliffe - East **App No.** 47038

Location: SANDFORD STREET, RADCLIFFE
Proposal: THREE AND FOUR STOREY APARTMENT BLOCK OF 8 UNITS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

10 **Area Board-Ward:** Radcliffe - North **App No.** 46989

Location: THE SPARKING CLOG, RADCLIFFE MOOR ROAD, RADCLIFFE, M26
3WY
Proposal: SINGLE STOREY ALL WEATHER GARDEN
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

11 **Area Board-Ward:** Radcliffe - West **App No.** 47059

Location: CAMS LANE PRIMARY SCHOOL, CAMS LANE, RADCLIFFE, M26 3SW
Proposal: BOUNDARY SECURITY FENCING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
