

Title	Planning Applications
To:	Planning Control Committee
On:	23 January 2007
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. 47200
	Location: LAND OFF KNOWSLEY STREET, TOWNSIDE - PHASE 1A, BURY Proposal: MIXED USE DEVELOPMENT - 1. FULL PLANNING PERMISSION FOR BUILDING 1 FOR OCCUPATION BY PRIMARY CARE TRUST (COMPRISING CLASS B1 BUSINESS, HEALTH CONSULTANCY USES AND ANCILLARY PHARMACY) AND/OR CLASS B1 BUSINESS; 2. FULL PLANNING PERMISSION FOR BUILDING 2 FOR CLASS B1 BUSINESS (INTENDED FOR OCCUPATION BY BURY MBC) TOGETHER WITH A 670 M2 UNIT FOR CLASS A1 TO A4 USES AT THE LOWER GROUND FLOOR LEVEL; 3. OUTLINE PLANNING PERMISSION FOR BUILDINGS 3 AND 4 FOR CLASS B1 BUSINESS AND/OR CLASS C1 HOTEL PURPOSES; AND 4. ASSOCIATED CAR PARKING (FULL PLANNING PERMISSION), LANDSCAPING (OUTLINE PLANNING PERMISSION) AND OTHER WORKS (OUTLINE PLANNING PERMISSION).	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	

02	Area Board-Ward: Prestwich - Sedgley	App No. 46993
	Location: FAIRWAYS LODGE AND LEISURE CLUB, GEORGE STREET, PRESTWICH, M25 9WS Proposal: CONVERSION WORK TO EXISTING HOTEL WITH 44 BEDROOMS AND FITNESS AND SPORT CENTRE TO FORM 102 BEDROOM HOTEL WITHOUT SPORTS AND FITNESS FACILITIES	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	

03	Area Board-Ward: Radcliffe - North	App No. 47277
	Location: FORMER RAILWAY TRACK, OFF AINSWORTH ROAD, RADCLIFFE Proposal: RESERVED MATTERS APPLICATION FOR 8 NO. APARTMENTS	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	

04	Area Board-Ward: Ramsbottom and Tottington - Ramsbottom	App No. 46908
	Location: GOLLINROD FARM, MANCHESTER ROAD, BURY, BL9 5NB Proposal: CHANGE OF USE FROM FARM WORKSHOP TO INCLUDE REPAIR OF CRANES (RETROSPECTIVE APPLICATION)	
	Recommendation: Approve with Conditions	Site Visit: N

Decision & Notes:

05 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 47085

Location: UNIT 1, HOPE MILL, WHALLEY ROAD, SHUTTLEWORTH,
RAMSBOTTOM, BL0 0ES

Proposal: CONSERVATORY SHOWROOM AT FRONT

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

06 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 47181

Location: 321 TURTON ROAD, TOTTINGTON, BL8 3QG

Proposal: RETROSPECTIVE CONSENT TO ERECT BUILDING FOR USE AS
STORE/HOBBY WORKSHOP ANCILLARY TO MAIN DWELLING

Recommendation: Refuse

Site Visit: N

Decision & Notes:

07 Area Board-Ward: Whitefield + Unsworth - Pilkington Park **App No.** 46840

Location: CHURCH INN, 266 BURY NEW ROAD, WHITEFIELD, M45 8QS

Proposal: LISTED BUILDING CONSENT FOR DEMOLITION OF PUBLIC HOUSE

Recommendation: Minded to Approve

Site Visit: N

Decision & Notes:
