

Title	Planning Applications
To:	Planning Control Committee
On:	27 February 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.** 47480
- Location:** CARRIAGE AND WAGON YARD, BARON STREET, BURY, BL9 0TY
Proposal: WORKSHOP EXTENSION TO CARRIAGE AND WAGON SHED
Recommendation: Approve with Conditions **Site Visit:** N
- Decision & Notes:**
-
- 02 **Area Board-Ward:** Bury West - Church **App No.** 47385
- Location:** THE WELLINGTON HOTEL, 338 BOLTON ROAD BURY, BL8 2PP
Proposal: PROPOSED EXTERNAL COVERED AREA AND NEW DECKING AREA
Recommendation: Approve with Conditions **Site Visit:** N
- Decision & Notes:**
-
- 03 **Area Board-Ward:** Bury West - Elton **App No.** 47350
- Location:** FORMER OLIVES PAPER MILL, TOTTINGTON ROAD, BURY, BL8 1SL
Proposal: 114 DWELLINGS (RESUBMISSION)
Recommendation: Refuse **Site Visit:** N
- Decision & Notes:**
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- 04 **Area Board-Ward:** North Manor **App No.** 47479
- Location:** LAND ADJACENT TO 9 BEECH GROVE, GREENMOUNT, BL8 4DY
Proposal: ERECTION OF DETACHED DWELLING (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
- Decision & Notes:**
-
- 05 **Area Board-Ward:** Prestwich - Holyrood **App No.** 47407
- Location:** PARRENTHORN HIGH SCHOOL, HEYWOOD ROAD, PRESTWICH, M25
5GR
Proposal: TWO STOREY EXTENSION
Recommendation: Minded to Approve **Site Visit:** N
- Decision & Notes:**
-
- 06 **Area Board-Ward:** Prestwich - Holyrood **App No.** 47484

Location: 446A BURY OLD ROAD, PRESTWICH, M25 1PQ
Proposal: CHANGE OF USE FROM RESIDENTIAL TO OFFICES INCLUDING FIRST FLOOR EXTENSION AT FRONT; 2 X SINGLE STOREY SIDE EXTENSIONS; ALTERATION AND ACCESS FROM BURY OLD ROAD AND CREATION OF CARPARK
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

07 Area Board-Ward: Prestwich - Sedgley **App No.** 47352
Location: FORMER GARAGE COLONY ADJACENT TO 48 GEORGE STREET, PRESTWICH, M25 9WS
Proposal: NEW OFFICE PREMISES (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

08 Area Board-Ward: Prestwich - St Mary's **App No.** 47336
Location: TULLE COURT, RAMSBOTTOM ROW, PRESTWICH, M25 1BS
Proposal: ALTERATIONS TO ELEVATIONS OF 1 NO. RETAINED BLOCK OF 12 NO. FLATS AND SITE TREATMENT TO INCLUDE LANDSCAPING, CAR PARKING AND ACCESS; 26 NO. DWELLINGS WITH ASSOCIATED LANDSCAPING, CAR PARKING AND PEDESTRIAN/VEHICULAR ACCESS
Recommendation: Approve with Conditions **Site Visit:** Y
Decision & Notes:

09 Area Board-Ward: Radcliffe - East **App No.** 47043
Location: 16 EASTBROOK AVENUE, RADCLIFFE, M26 2RT
Proposal: CHANGE OF USE LAND AT SIDE TO FORM PART OF RESIDENTIAL CURTILAGE; FRONT PORCH; TWO STOREY EXTENSION AT SIDE/REAR AND SINGLE STOREY EXTENSION AT REAR
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

10 Area Board-Ward: Radcliffe - West **App No.** 47487
Location: FORMER GARAGE SITE, RINGLEY ROAD WEST, RADCLIFFE, M26 1DL
Proposal: NEW RESTAURANT, LANDSCAPING AND CAR PARKING (REVISED

SCHEME)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

11 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:** Y
Decision & Notes:

12 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 47388
Location: WOODHEY HIGH SCHOOL, BOLTON ROAD WEST, RAMSBOTTOM, BL0 9QZ
Proposal: 3, 2 AND SINGLE STOREY EXTENSIONS TO SCHOOL; ERECTION OF WIND TURBINE; ADDITIONAL CARPARKING PROVISION AND LANDSCAPING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

13 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 47419
Location: LAND AT HIGH STREET, WALSHAW, BURY
Proposal: RESERVED MATTERS APPLICATION FOR THE ERECTION OF TWO DETACHED DWELLINGS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

14 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 47477
Location: 3 CLAYBANK COTTAGES, CANN STREET, TOTTINGTON, BL8 3PG
Proposal: ERECTION OF TWO STABLES AND HARDSTANDING HAYSTORE/FEEDROOM/TACKROOM (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
