

Title	Planning Applications
To:	Planning Control Committee
On:	27 March 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.** 47603

Location: 3 MARKET STREET, BURY, BL9 0AH
Proposal: CHANGE OF USE FROM RESTAURANT (USE CLASS A3) TO RESTAURANT AND HOT FOOD TAKE-AWAY (USE CLASSES A3 AND A5); NEW SHOP FRONT

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

Decision & Notes:

02 **Area Board-Ward:** Bury East **App No.** 47702

Location: LESTER HOUSE, 21 BROAD STREET, BURY, BL9 0DA
Proposal: BANNER ADVERTISEMENTS 4.9m X 1M FOR COUNCIL INFORMATION (NONE ILLUMINATED)

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

Decision & Notes:

03 **Area Board-Ward:** Bury East **App No.** 47703

Location: TOWN HALL, KNOWSLEY STREET, BURY, BL9 0SW
Proposal: BANNER ADVERTISEMENTS 4.9m X 1M FOR COUNCIL INFORMATION (NONE ILLUMINATED)

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

Decision & Notes:

04 **Area Board-Ward:** Bury East **App No.** 47713

Location: CASTLE LEISURE CENTRE, BOLTON STREET, BURY, BL9 0EY
Proposal: BANNERS ADVERTISEMENT 4.9M X 1M FOR COUNCIL INFORMATION (NON ILLUMINATED): 1 ON BOLTON STREET FRONTAGE, 1 FACING ELR

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

Decision & Notes:

05 **Area Board-Ward:** Bury East - Moorside **App No.** 47422

Location: BURY GROUND, CARLYLE STREET, BURY, BL9 0HU
Proposal: ACCESS ROAD FROM PEEL WAY TO BURY GROUND; PERIMETER

ROAD FROM CASTLECROFT ROAD TO JOIN ACCESS ROAD
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

06 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:** Y
Decision & Notes:

07 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:** N
Decision & Notes:

08 Area Board-Ward: Radcliffe - East **App No.** 47717
Location: WHITTAKER STREET COUNCIL OFFICES, 7 WHITTAKER STREET, RADCLIFFE, M26 2DT
Proposal: BANNER ADVERTISEMENTS 4.9M X 1M FOR COUNCIL INFORMATION (NON ILLUMINATED) OVERLOOKING CAR PARK
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

09 Area Board-Ward: Radcliffe - North **App No.** 47237
Location: KEYSTONE COTTAGE, TAYLORS LANE, RADCLIFFE, BL2 6QS
Proposal: ROOF OVER EXISTING MENAGE AMERICAN STABLES HAY / STRAW MACHINERY BUILDING BLOCK 4 STABLES INCORPORATING PASSING PLACE ON TAYLORS LANE
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
