

Title	Planning Applications
To:	Planning Control Committee
On:	17 April 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.** 47596
Location: UNIT 4B, FLETCHER STREET, BURY, BL9 7AT
Proposal: CHANGE OF USE FROM CLASS B1 (BUSINESS) TO SPIRITUAL AND EDUCATIONAL CENTRE (CLASS D1) - RETROSPECTIVE APPLICATION
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

02 Area Board-Ward: Bury East **App No.** 47680
Location: 8 MARKET PLACE, BURY, BL9 0LD
Proposal: PAVEMENT CAFE TO SIDE AND REAR OF EXISTING PREMISES
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

03 Area Board-Ward: Bury East **App No.** 47811
Location: LAND OFF KNOWSLEY STREET, TOWNSIDE - PHASE 1A, BURY
Proposal: ENABLING WORKS ON LAND OFF KNOWSLEY STREET RELATING TO THE REDEVELOPMENT OF THE PHASE 1A TOWNSIDE SITE (47200), INCLUDING CUT AND FILL OF LAND TO REFORM PROFILE OF LAND AND THE CONSTRUCTION OF RETAINING WALLS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

04 Area Board-Ward: Bury East - Redvales **App No.** 47585
Location: THUMBS UP (BURY) LTD, GREENFIELDS, DUMERS LANE, BURY , BL9 9UT
Proposal: EXTENSION TO EXISTING FACTORY TO HOUSE NEW BLOW MOULDING MACHINE (CLASS B2)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

05 Area Board-Ward: Bury West - Church **App No.** 47768
Location: BOLTON ROAD, (OPPOSITE 363), BURY, BL8 2PL
Proposal: PRIOR APPROVAL APPLICATION FOR TELECOMMUNICATIONS INSTALLATION OF A RADIO BASE STATION CONSISTING OF A 12.5M TELEGRAPH POLE, CABINET AND DEVELOPMENT ANCILLARY THERETO

Recommendation: Prior Approval Required and Granted

Site Visit: N

Decision & Notes:

--

06 Area Board-Ward: Prestwich - Sedgley **App No.** 47688

Location: 27 BURY OLD ROAD, PRESTWICH, M25 0EY
Proposal: CHANGE OF USE FROM OFFICE TO HOT FOOD TAKEAWAY (GROUND FLOOR)

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

Decision & Notes:

--

07 Area Board-Ward: Radcliffe - North **App No.** 47237

Location: KEYSTONE COTTAGE, TAYLORS LANE, RADCLIFFE, BL2 6QS
Proposal: ROOF OVER EXISTING MANEGE AMERICAN STABLES HAY / STRAW MACHINERY BUILDING BLOCK 4 STABLES INCORPORATING PASSING PLACE ON TAYLORS LANE

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

Decision & Notes:

--

08 Area Board-Ward: Radcliffe - West **App No.** 47705

Location: LAND AT RADCLIFFE NEW ROAD, WHITEFIELD
Proposal: FORMATION OF ACCESS FROM LAND ADJ TO UPLANDS AVENUE TO RADCLIFFE NEW ROAD CROSSING EXISTING RAILWAY BRIDGE. ERECTION OF AUTOMATIC SECURITY GATES AND ASSOCIATED LANDSCAPING WORKS.

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

Decision & Notes:

--

09 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 47731

Location: LAND TO THE REAR OF 93, WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM, BL0 0DP
Proposal: ERECTION OF DOUBLE GARAGE (RESUBMISSION)

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

Decision & Notes:

--

10 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 47673

Location: PACK HORSE, 52 WATLING STREET, AFFETSID, TOTTINGTON, BL8 3QW
Proposal: KITCHEN EXTRACTOR FANS / FLUES (RETROSPECTIVE APPLICATION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

--

11 Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 47617

Location: PILSWORTH SOUTH QUARRY, PILSWORTH QUARRY, OFF PILSWORTH ROAD, PILSWORTH, BURY
Proposal: WASTE RECEPTION, TRANSFER, RECYCLING AND PRE-TREATMENT FACILITY
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

--

12 Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 47799

Location: QUEEN ANN HOTEL, HOLLINS LANE, UNSWORTH, BURY, BL9 8JH
Proposal: PROPOSED EXTERNAL COVERED AREA
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

--