

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>22 May 2007</b>
<b>By:</b>	<b>Borough Planning Engineering &amp; Transportation Officer</b>
<b>Status:</b>	<b>For Publication</b>

### **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.** 47715
- Location:** TWO TUBS INN, 19 THE WYLDE, BURY, BL9 0LA  
**Proposal:** PROPOSED SMOKING CANOPY CONSISTING OF 4 UMBRELLAS  
**Recommendation:** Approve with Conditions      **Site Visit:** N
- Decision & Notes:**
- 
- 02      **Area Board-Ward:** Bury East      **App No.** 47825
- Location:** FIRST CHOICE CATERERS PREMISES AND LAND FORMERLY NOS. 4, 6 AND 8 COOK STREET, BURY, BL9 0RP  
**Proposal:** CHANGE OF USE FROM INDUSTRIAL (CLASS B2) TO WAREHOUSE (CLASS B8) AND CONSTRUCTION OF CAR PARK  
**Recommendation:** Approve with Conditions      **Site Visit:** N
- Decision & Notes:**
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- 03      **Area Board-Ward:** Bury East      **App No.** 47872
- Location:** BURY MBC ENERGY SHOWHOUSE, ACORN HOUSE, 150 WILLOW STREET, BURY, BL9 7PS  
**Proposal:** INSTALLATION OF ONE WIND TURBINE ON SOUTH ELEVATION  
**Recommendation:** Approve with Conditions      **Site Visit:** N
- Decision & Notes:**
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- 04      **Area Board-Ward:** Bury East      **App No.** 47920
- Location:** MOTORWAY FILLING STATION, ROCHDALE ROAD, BURY, BL9 7DB  
**Proposal:** REDEVELOPMENT OF SERVICE STATION  
**Recommendation:** Approve with Conditions      **Site Visit:** N
- Decision & Notes:**
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- 05      **Area Board-Ward:** Bury East - Redvales      **App No.** 47661
- Location:** RICHARD CORT, 701 MANCHESTER ROAD, BURY, BL9 9US  
**Proposal:** PRE-FABRICATED GARAGE FOR CAR WASHING AND VALETING (RETROSPECTIVE APPLICATION)  
**Recommendation:** Approve with Conditions      **Site Visit:** N
- Decision & Notes:**

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**06**      **Area Board-Ward:** North Manor      **App No.** 47840

**Location:** CO-OP STORE, 19-21 HOLCOMBE BROOK PRECINCT,  
RAMSBOTTOM BL0 9JH

**Proposal:** INSTALLATION OF 24 HOUR ATM CASH MACHINE IN EXISTING SHOP  
FRONT

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

**Decision & Notes:**

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**07**      **Area Board-Ward:** North Manor      **App No.** 47893

**Location:** 7 HIGHER SUMMERSEAT, SUMMERSEAT, BL0 9UG

**Proposal:** DEMOLITION OF EXISTING DWELLING AND ERECTION OF A  
REPLACEMENT DWELLING

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

**Decision & Notes:**

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**08**      **Area Board-Ward:** Prestwich - Holyrood      **App No.** 47753

**Location:** 456 - 462 BURY OLD ROAD, PRESTWICH, M25 1NL

**Proposal:** DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW  
RETAIL UNIT (USE CLASS A1)

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

**Decision & Notes:**

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**09**      **Area Board-Ward:** Prestwich - Holyrood      **App No.** 47767

**Location:** 462 BURY OLD ROAD, PRESTWICH, M25 1NL

**Proposal:** CHANGE OF USE OF FORMER TANNING SALON INTO TWO UNITS,  
ONE USE CLASS A1 AND ONE USE CLASS A5

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

**Decision & Notes:**

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**10**      **Area Board-Ward:** Prestwich - St Mary's      **App No.** 47616

**Location:** 257-259 BURY NEW ROAD, PRESTWICH, M25 9PB

**Proposal:** DEMOLITION OF EXISTING SINGLE STOREY RETAIL UNITS (2 NO)  
AND ERECTION OF 2 RETAIL UNITS (A1) WITH OFFICES (B1) AT  
FIRST FLOOR AND PARKING AT BASEMENT LEVEL AT REAR

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

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**11 Area Board-Ward:** Prestwich - St Mary's **App No.** 47875  
**Location:** 257-259 BURY NEW ROAD, PRESTWICH  
**Proposal:** CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING SINGLE STOREY SHOP UNITS  
**Recommendation:** Approve with Conditions **Site Visit:** N  
**Decision & Notes:**

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**12 Area Board-Ward:** Prestwich - St Mary's **App No.** 47977  
**Location:** OUR LADY OF GRACE RC PRIMARY SCHOOL, HIGHFIELD ROAD, PRESTWICH, M25 3AS  
**Proposal:** NEW AFTER SCHOOL CLUB BUILDING  
**Recommendation:** Approve with Conditions **Site Visit:** N  
**Decision & Notes:**

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**13 Area Board-Ward:** Radcliffe - North **App No.** 47489  
**Location:** 75 MOSS SHAW WAY, RADCLIFFE, M26 3NR  
**Proposal:** TWO STOREY EXTENSION AT SIDE/REAR; SINGLE STOREY EXTENSION AT FRONT; SINGLE STOREY EXTENSION AT REAR  
**Recommendation:** Approve with Conditions **Site Visit:** Y  
**Decision & Notes:**

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**14 Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 47771  
**Location:** LAND AT SHEEP HEY FARM, LEACHES ROAD, SHUTTLEWORTH, RAMSBOTTOM, BL0 0ND  
**Proposal:** TIPPING OF INERT WASTE (CLAY AND SUBSOIL ONLY) (RESUBMISSION)  
**Recommendation:** Approve with Conditions **Site Visit:** N  
**Decision & Notes:**

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**15 Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 47831  
**Location:** LAND ADJACENT TO 171 PEEL BROW, RAMSBOTTOM, BL0 0AY  
**Proposal:** ONE DETACHED DWELLING (REVISED SCHEME)

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

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**16 Area Board-Ward:** North Manor **App No.** 47853  
**Location:** CO-OP STORE , FOURWAYS, LONGSIGHT ROAD, HOLCOMBE BROOK, RAMSBOTTOM BL0 9SH  
**Proposal:** EXTERNALLY ILLUMINATED SHOP FASCIA SIGNS AND WINDOW VINYL TO FRONT AND /POSTER FRAME TO SIDE  
**Recommendation:** Approve with Conditions **Site Visit:** N  
**Decision & Notes:**

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**17 Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 47251  
**Location:** 46 MOORSIDE ROAD, TOTTINGTON, BL8 3HP  
**Proposal:** INSTALLATION OF WIND TURBINE ON NORTH WEST GABLE  
**Recommendation:** Approve with Conditions **Site Visit:** N  
**Decision & Notes:**

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**18 Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 47969  
**Location:** PLOT 1, LAND AT HIGH STREET, WALSHAW, BURY  
**Proposal:** FIVE BEDROOM DETACHED DWELLING - AMMENDED HOUSE TYPE OF PREVIOUS APPROVAL REF 40312/03  
**Recommendation:** Approve with Conditions **Site Visit:** N  
**Decision & Notes:**

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**19 Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 47941  
**Location:** LAND BETWEEN STANLEY STREET AND ELMS ROAD, WHITEFIELD  
**Proposal:** RETENTION STRUCTURES TO APPROVED CAR PARK LAYOUT REF:42914  
**Recommendation:** Approve with Conditions **Site Visit:** N  
**Decision & Notes:**

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