

Title	Planning Applications
To:	Planning Control Committee
On:	19 June 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.** 47950
- Location:** KNOWSLEY HOTEL, 46 HAYMARKET STREET, BURY, BL9 0AY
Proposal: ERECTION OF A SINGLE ARC FABRIC CANOPY TO PROVIDE COVERED SMOKING AREA
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
-
-
- 02 **Area Board-Ward:** Bury East **App No.** 48015
- Location:** BURY EMPLOYMENT SERVICE, SILVER STREET, BURY, BL9 0DP
Proposal: REPLACE STEEL FRAMED WINDOWS WITH DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
-
-
- 03 **Area Board-Ward:** Bury East - Moorside **App No.** 48039
- Location:** SUNDIAL HOTEL, 312 WALMERSLEY ROAD, BURY, BL9 6QF
Proposal: TOILET EXTENSION & ERECTION OF TWO SMOKING CANOPIES AND LANDSCAPING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
-
-
- 04 **Area Board-Ward:** Bury West - Church **App No.** 47995
- Location:** CHANTLERS COUNTY PRIMARY SCHOOL, FOULDS AVENUE, ELTON, BURY, BL8 2SF
Proposal: PROVISION OF NEW PRE-SCHOOL; COVERED PLAYGROUND EXTENSION TO EXISTING SCHOOL; TOYSTORE; FENCING; ACCESS PATHS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
-
-
- 05 **Area Board-Ward:** Bury West - Elton **App No.** 48115
- Location:** WOODBANK CP SCHOOL, BRANDLESHOLME ROAD, BURY, BL8 1AX
Proposal: PROPOSED SINGLE STOREY BUILDING AND ASSOCIATED SITE WORKS FOR CHILD AND FAMILY CARE SUPPORT.
Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

--

06 Area Board-Ward: North Manor **App No.** 48048

Location: FIELD ADJACENT TO HOLCOMBE HEY FOLD FARM, HAWKSHAW LANE, HAWKSHAW, BL8 4LD

Proposal: ERECTION OF TWO STABLES WITH TACK ROOM AND HAY STORE

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

Decision & Notes:

--

07 Area Board-Ward: Prestwich - Sedgley **App No.** 47807

Location: 84 & 88 HEYWOOD ROAD, & 26, 29, 30 & 32 HEYWOOD GARDENS, ON THE SITE OF 84 HEYWOOD ROAD, PRESTWICH, M25 1FN

Proposal: AMENDMENT TO HOUSE TYPES TO INCLUDE DOMESTIC WIND TURBINE ON GABLES

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

Decision & Notes:

--

08 Area Board-Ward: Radcliffe - East **App No.** 45598

Location: EAST LANCS PAPER MILL SITE, CHURCH STREET EAST, RADCLIFFE

Proposal: HYBRID OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING CLASS B1, B2, B8, INDUSTRY, RESIDENTIAL DEVELOPMENT, WATER FEATURE, OPEN SPACE AND FULL APPLICATION FOR SECONDARY SCHOOL AND HIGHWAY INFRASTRUCTURE.

Recommendation: Minded to Approve **Site Visit:** N

Decision & Notes:

--

09 Area Board-Ward: Radcliffe - East **App No.** 45672

Location: CONEY GREEN HIGH SCHOOL SITE, SPRING LANE, RADCLIFFE, M26 2SZ

Proposal: OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED INFRASTRUCTURE & OPEN SPACE

Recommendation: Minded to Approve **Site Visit:** N

Decision & Notes:

--

10 Area Board-Ward: Radcliffe - East **App No.** 48006

Location: THE AINSWORTH ARMS, 465 BURY & BOLTON ROAD, RADCLIFFE, MANCHESTER M26 4LJ

Proposal: CONSTRUCTION OF A MESH COVERED TIMBER PERGOLA TO EXISTING BEER GARDEN

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

--

11 Area Board-Ward: Radcliffe - North **App No.** 47951

Location: ROSE AND CROWN, 2 COCKEY MOOR ROAD, BURY, BL8 2HB

Proposal: ERECTION OF NEW COVERED SMOKING AREA

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

--

12 Area Board-Ward: Radcliffe - West **App No.** 45673

Location: FORMER RADCLIFFE HIGH SCHOOL SITE, ABDEN STREET, RADCLIFFE, M26 3AT

Proposal: OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED INFRASTRUCTURE & OPEN SPACE

Recommendation: Minded to Approve

Site Visit: N

Decision & Notes:

--

13 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: Y

Decision & Notes:

--

14 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 47984

Location: HARK TO TOWLER, 43 MARKET STREET, TOTTINGTON, BL8 4AA

Proposal: PROPOSED EXTENSION TO CREATE DRAUGHT LOBBY AND SMOKING SHELTER

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

--

15 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 48007

Location: PLOT 3 LAND AT HIGH STREET, WALSHAW, BURY

Proposal: SIX BEDROOM DETACHED DWELLING - AMENDED HOUSE TYPE OF

PREVIOUS APPROVAL REF. 40312/03

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

--

16 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 48072

Location: BERRY'S GARDEN CENTRE, TURTON ROAD, TOTTINGTON
Proposal: REPLACEMENT GARDEN CENTRE BUILDING & IMPROVEMENTS TO ACCESS, CREATION OF NEW FOOTWAY TO TURTON ROAD & CAR PARKING (AMENDED SCHEME)

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

--

17 Area Board-Ward: Whitefield + Unsworth - Besses **App No.** 48038

Location: THE FRIGATE, THATCH LEACH LANE, WHITEFIELD, M45 6FW
Proposal: TELECOMMUNICATIONS INSTALLATION

Recommendation: Prior Approval Required and Granted

Site Visit: N

Decision & Notes:

--

18 Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 48133

Location: LAND AT JCT 17 M60 AND HARDMANS ROAD, WHITEFIELD
Proposal: RADIO BASE STATION COMPRISING 15 METRE STREETWORKS MONOPOLE AND EQUIPMENT CABINETS (PRIOR APPROVAL)

Recommendation: Prior Approval Required and Granted

Site Visit: N

Decision & Notes:

--

19 Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 47888

Location: QUEEN ANN HOTEL, HOLLINS LANE, BURY, BL9 8JH
Proposal: PROPOSED TIMBER DECKING, CANOPY AND ACCESS RAMP; NEW BIN STORE.

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

--