

Title	Planning Applications
To:	Planning Control Committee
On:	24 July 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.** 48172
- Location:** 104 ROCHDALE ROAD, BURY, BL9 7AY
Proposal: CHANGE OF USE TO SHOP (CLASS A1) WITH FLAT ABOVE; SINGLE AND TWO STOREY EXTENSION AT REAR; NEW SHOP FRONT
Recommendation: Approve with Conditions **Site** N
Visit:
- Decision & Notes:**
-
- 02 **Area Board-Ward:** Bury East **App No.** 48315
- Location:** 8 BELL LANE, BURY, BL9 6AR
Proposal: VARIATION OF CONDITION NO. 3 OF PLANNING PERMISSION 45221 TO AMEND OPENING HOURS FROM 09:00 HRS - 18:00 HRS MON - FRI & 09:00 HRS - 13:00 HRS ON SAT TO 11:30 HRS - 22:55 HRS MON - SAT & 13:00 HRS - 22:55 HRS ON SUN
Recommendation: Approve with Conditions **Site** N
Visit:
- Decision & Notes:**
-
- 03 **Area Board-Ward:** Bury East - Redvales **App No.** 47949
- Location:** LAND NORTH OF EXPERT LOGISTICS WAREHOUSE, BURY ROAD, RADCLIFFE
Proposal: PROPOSED CAR PARK (207 SPACES) WITH SECURITY FENCING AND LANDSCAPING
Recommendation: Minded to Approve **Site** N
Visit:
- Decision & Notes:**
-
- 04 **Area Board-Ward:** Bury East - Moorside **App No.** 48254
- Location:** THE THRUSH HOTEL, THRUSH DRIVE, BURY, BL9 6JD
Proposal: RESIDENTIAL DEVELOPMENT - 8 NO. HOUSES AND 6 NO. FLATS
Recommendation: Approve with Conditions **Site** N
Visit:
- Decision & Notes:**
-
- 05 **Area Board-Ward:** Bury West - Church **App No.** 48156
- Location:** THE NURSERIES, LEIGH LANE, WALSHAW, BURY, BL8 1RL
Proposal: OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUNGALOW AND OUTBUILDINGS AND ERECTION OF NEW BUNGALOW (RESUBMISSION)

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

Decision & Notes:

06 Area Board-Ward: Bury West - Church **App No.** 48200

Location: ST STEPHENS C OF E PRIMARY SCHOOL, COLVILLE DRIVE, BURY, BL8 2DX

Proposal: SINGLE STOREY BUILDING AND ASSOCIATED WORKS FOR CHILDCARE SERVICES; EXTENSION TO PLAYGROUND; ADDITIONAL PARKING PROVISION

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

Decision & Notes:

07 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:** Y

Decision & Notes:

08 Area Board-Ward: Prestwich - Holyrood **App No.** 48234

Location: PRESTWICH CRICKET, TENNIS, BOWLING CLUB, HEYS ROAD, PRESTWICH, M25 1LA

Proposal: SINGLE STOREY EXTENSION AT SIDE AND REAR AND VIEWING DECK TO FRONT

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

Decision & Notes:

09 Area Board-Ward: Prestwich - Holyrood **App No.** 48239

Location: LAND ADJACENT TO MOUNT PLEASANT FARM, NUTT LANE, PRESTWICH, M25 2SJ

Proposal: ERECTION OF STABLES FOR FOUR HORSES

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

Decision & Notes:

10 Area Board-Ward: Prestwich - Sedgley **App No.** 48235

Location: PAVEMENT ADJACENT TO WOODTHORPE HOTEL, (OPPOSITE NOS. 121-123) BURY OLD ROAD, PRESTWICH, M25 0EG
Proposal: PRIOR APPROVAL APPLICATION FOR TELECOMMUNICATIONS INSTALLATION COMPRISING 15M IMITATION TELEGRAPH POLE, 3 ANTENNAS WITHIN A SHROUD, RADIO EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT
Recommendation: Prior Approval Required and Granted **Site Visit:** N
Decision & Notes:

11 Area Board-Ward: Prestwich - Sedgley **App No.** 48255
Location: ST MONICAS RC HIGH SCHOOL, BURY OLD ROAD, PRESTWICH, M25 1JH
Proposal: REPLACEMENT AND NEW FENCING TO TWO EXISTING HARD PLAY/GAMES AREAS. TARMACING OVER OF GRASSED STRIP BETWEEN THE TWO HARD SURFACED SECTIONS OF THE SOUTHERLY PLAY/GAMES AREA.
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

12 Area Board-Ward: Prestwich - St Mary's **App No.** 48035
Location: 3 PRESTWICH PARK ROAD SOUTH, PRESTWICH, M25 9PF
Proposal: DEMOLITION OF EXISTING BUNGALOW AND THE CONSTRUCTION OF A NEW DETACHED 2 STOREY DWELLING TOGETHER WITH SUB-BASEMENT PARKING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

13 Area Board-Ward: Prestwich - St Mary's **App No.** 48116
Location: 3 PRESTWICH PARK ROAD SOUTH, PRESTWICH, MANCHESTER, M25 9PF
Proposal: CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING SINGLE STOREY BUNGALOW TO ALLOW THE CONSTRUCTION OF A NEW BUILD DWELLING ON THE SITE
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

14 Area Board-Ward: Prestwich - St Mary's **App No.** 48132
Location: BUTTERSTILE COUNTY PRIMARY SCHOOL, SCHOOL GROVE,

Proposal: PRESTWICH, M25 9RJ
CONSTRUCTION OF NEW SINGLE STOREY CHILDREN'S CENTRE
WITH ASSOCIATED PARKING AND PLAY AREA
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

15 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:** Y
Decision & Notes:

16 Area Board-Ward: Radcliffe - East **App No.** 48061
Location: ST MARYS RC SCHOOL, BELGRAVE STREET, RADCLIFFE, M26 4DG
Proposal: EXTENSION TO EXISTING SCHOOL TO PROVIDE
ASSEMBLY/SPORTS HALL AND NEW CHURCH; FORMATION OF
CAR PARK AND ERECTION OF BOUNDARY WALL TO NORTHERN
BOUNDARY
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

17 Area Board-Ward: Radcliffe - East **App No.** 48068
Location: MARTINS FOOD, 137 ETON HILL ROAD, RADCLIFFE, M26 2XQ
Proposal: FREEZER ENCLOSURE EXTENSION
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

18 Area Board-Ward: Radcliffe - East **App No.** 48335
Location: BRIDGE INN, 409 DUMERS LANE, RADCLIFFE, M26 2QN
Proposal: SMOKING SHELTER AND NEW RAILINGS TO BEER GARDEN
(RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

Recommendation: Approve with Conditions

Site Visit: Y

Decision & Notes:

24 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 48165

Location: 17 KIRKLEES STREET, TOTTINGTON, BL8 3NE
Proposal: DEMOLITION OF EXISTING PROPERTY AND CONSTRUCTION OF 8 BED RESIDENTIAL CARE HOME (CLASS C2) FOR ADULTS WITH LEARNING DISABILITIES, INCLUDING ASSOCIATED PARKING

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

25 Area Board-Ward: Whitefield + Unsworth - Pilkington Park **App No.** 48174

Location: DERBY ARMS, 277 BURY NEW ROAD, WHITEFIELD, M45 8QP
Proposal: SINGLE STOREY LOUNGE AND KITCHEN EXTENSION AT THE REAR

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
