

Title	Planning Applications
To:	Planning Control Committee
On:	21 August 2007
By:	Assistant Director (Planning, Engineering & Transportation Services)
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

Assistant Director (Planning, Engineering & Transportation Services)

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. 48268
	Location: BUCKLEY WELLS LOCO WORKS, BARON STREET, BURY, BL9 0TY	
	Proposal: ENGINEERED FILL OPERATIONS PRIOR TO ACCOMMODATING NEW RAIL TRACK INFRASTRUCTURE	
	Recommendation: Approve with Conditions	Site Visit: Y
	Decision & Notes:	
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02	Area Board-Ward: Bury East	App No. 48305
	Location: 86 ROCHDALE ROAD, BURY, BL9 7AY	
	Proposal: CHANGE OF USE OF GROUND FLOOR FROM SHOP (A1) TO FISH AND CHIP SHOP (A5)	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	
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03	Area Board-Ward: Bury East	App No. 48338
	Location: SOL & VIVA, ODEON BUILDINGS, ROCHDALE ROAD, BURY, BL9 0PL	
	Proposal: FIRST FLOOR SMOKING TERRACE AT REAR ENCLOSED BY 2.4M FENCE	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	
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04	Area Board-Ward: Bury East - Redvales	App No. 48355
	Location: 574 ATRIUM HOUSE, MANCHESTER ROAD, BURY, BL9 9SW	
	Proposal: INTERNALLY ILLUMINATED DOUBLE-SIDED FREE STANDING VERTICAL SIGN	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	
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05	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: Y

Decision & Notes:

- 06** **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:** Y
- Decision & Notes:**
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- 07** **Area Board-Ward:** Radcliffe - North **App No.** 48386
- Location:** WILTON ARMS, 139 CORONATION ROAD, RADCLIFFE, M26 3LP
Proposal: ERECTION OF DETACHED GARDEN SHELTER
- Recommendation:** Approve with Conditions **Site Visit:** N
- Decision & Notes:**
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- 08** **Area Board-Ward:** Radcliffe - West **App No.** 48196
- Location:** VICTORIA PUBLIC HOUSE, 119 AINSWORTH ROAD, RADCLIFFE, M26 4FD
Proposal: SMOKING SHELTER AT REAR
- Recommendation:** Approve with Conditions **Site Visit:** Y
- Decision & Notes:**
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- 09** **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 48295
- Location:** BUCHANAN SPORTS AND SOCIAL CLUB, BUCHANAN STREET, RAMSBOTTOM, BL0 9JF
Proposal: BOWLING AND SMOKING SHELTER
- Recommendation:** Approve with Conditions **Site Visit:** N
- Decision & Notes:**
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- 10** **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: Y

Decision & Notes:

11 Area Board-Ward: Whitefield + Unsworth - Pilkington Park **App No.** 47903

Location: 198 BURY NEW ROAD, WHITEFIELD, M45 6QF

Proposal: CHANGE OF USE OF FIRST FLOOR FROM RESIDENTIAL TO CLASS D1 - CHIROPODIST AND SINGLE STOREY EXTENSION AT REAR

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
