

Title	Planning Applications
To:	Planning Control Committee
On:	18 September 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.** 48141

Location: 36 BOLTON STREET, BURY, BL9 0LL
Proposal: SIGN A - PROJECTING HANGING SIGN
SIGN B - SHOP SIGN AT FIRST FLOOR

Recommendation: Split Decision **Site Visit:** N

Decision & Notes:

02 **Area Board-Ward:** Bury East - Redvales **App No.** 48405

Location: BURY COLLEGE, MARKET STREET, BURY, BL9 0BG
Proposal: CONSTRUCTION OF ALL WEATHER PITCHES WITH ASSOCIATED
PAVILION BUILDING, FENCING, LIGHTING AND PATHWAYS

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

Decision & Notes:

03 **Area Board-Ward:** Bury East - Redvales **App No.** 48479

Location: BLACKFORD BRIDGE SERVICE STATION, 533 MANCHESTER ROAD,
BURY
Proposal: REPLACEMENT SERVICE STATION SALES BUILDING, CANOPY, ATM,
TWO JET WASHES AND ACCESS ALTERATIONS (RESUBMISSION)

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

Decision & Notes:

04 **Area Board-Ward:** Bury East - Redvales **App No.** 48546

Location: MARIE THERESE BUILDING, HOLY CROSS COLLEGE, MANCHESTER
ROAD, BURY, BL9 9BB
Proposal: WALL MOUNTED INTERNALLY ILLUMINATED FACE MOUNTED SIGN
ADJACENT TO MAIN COLLEGE ENTRANCE

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

Decision & Notes:

05 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 48500

Location: CARR BANK LODGE, 7 RAMSBOTTOM LANE, RAMSBOTTOM, BL0
9DJ

Proposal: CONSERVATION AREA CONSENT FOR CHANGE OF USE FROM
DWELLING TO RESTAURANT AND EXTENSIONS WITH DEMOLITION
OF EXISTING PORCH AND REMOVAL OF ROOF OVER SINGLE

STOREY EXTENSION.

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

06 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 48501

Location: CARR BANK LODGE, RAMSBOTTOM LANE, RAMSBOTTOM, BL0 9DJ
Proposal: CHANGE OF USE FROM DWELLING TO RESTAURANT; FIRST FLOOR EXTENSION AT SIDE; TWO STOREY EXTENSION AT REAR

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

07 Area Board-Ward: Whitefield + Unsworth - Besses **App No.** 48478

Location: 142 BURY NEW ROAD, WHITEFIELD, M45 6AD
Proposal: CHANGE OF USE FROM ART GALLERY TO DOG GROOMING AND PET ACCESSORIES

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:

08 Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 48381

Location: 304-306 HOLLINS LANE, UNSWORTH, BURY, BL9 8AY
Proposal: REINSTATEMENT OF SINGLE DWELLING INTO TWO DWELLINGS; SINGLE STOREY EXTENSIONS AT REAR

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
