

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>23 October 2007</b>
<b>By:</b>	<b>Assistant Director (Planning, Engineering &amp; Transportation Services)</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**

## **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.

<b>01</b>	<b>Area Board-Ward:</b> Bury East	<b>App No.</b> 48384
	<b>Location:</b> LAND AT THE ROCK AND ROCHDALE ROAD, (KNOWN AS THE ROCK TRIANGLE), BURY	
	<b>Proposal:</b> MIXED USE DEVELOPMENT COMPRISING SHOPPING, FINANCIAL AND PROFESSIONAL SERVICES AND FOOD AND DRINK USES WITHIN THE A1, A2, A3, A4 AND A5 USE CLASSES; RESIDENTIAL USE WITHIN USE CLASS C3 COMPRISING 397 UNITS; ASSEMBLY AND LEISURE USES WITHIN THE D1 AND D2 USE CLASSES; NIGHTCLUB USE; MULTI-STOREY AND OTHER CAR PARKING; NEW STREETS, HIGHWAYS AND OTHER MEANS OF CIRCULATION AND OTHER ASSOCIATED WORKS AND FACILITIES	
	<b>Recommendation:</b> Minded to Approve	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
<hr/>		
<b>02</b>	<b>Area Board-Ward:</b> Bury East	<b>App No.</b> 48534
	<b>Location:</b> LAND AT CHADWICK STREET, BURY, BL9 7TG	
	<b>Proposal:</b> DETACHED SINGLE GARAGE TO BE USED AS STORAGE BUILDING (RETROSPECTIVE)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
<hr/>		
<b>03</b>	<b>Area Board-Ward:</b> Bury East - Redvales	<b>App No.</b> 48605
	<b>Location:</b> BURY FOOTBALL CLUB CO LTD, GIGG LANE, BURY, BL9 9HR	
	<b>Proposal:</b> INSTALLATION OF ATM CASH MACHINE ON FRONT ELEVATION OF SOCIAL CLUB	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
<hr/>		
<b>04</b>	<b>Area Board-Ward:</b> North Manor	<b>App No.</b> 48308
	<b>Location:</b> HOLLY MOUNT SCHOOL, HOLLYMOUNT LANE, GREENMOUNT, BL8 4HS	
	<b>Proposal:</b> REMEDIATION OF PLAYING FIELD LEVELS, PLAYGROUND EXTENSION AND MULTI-USE GAMES AREA	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
	<b>Decision &amp; Notes:</b>	
<hr/>		
<b>05</b>	<b>Area Board-Ward:</b> Prestwich - Holyrood	<b>App No.</b> 48290

**Location:** PRESTWICH HEYS F C, SANDGATE ROAD, WHITEFIELD, M25 5WG  
**Proposal:** RETENTION OF CHANGING ROOMS, STORE, TOILETS, CLUBHOUSE AND FENCING; INSTALLATION OF SIX FLOODLIGHTING UNITS INCLUDING RESURFACING AND LANDSCAPING OF CAR PARK

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

**Decision & Notes:**

---

**06 Area Board-Ward:** Prestwich - Sedgley **App No.** 48650

**Location:** 49 BURY NEW ROAD, PRESTWICH  
**Proposal:** TEMPORARY CONSENT FOR 18 MONTHS FOR 2 STORAGE CONTAINERS AT REAR (REFRIGERATION UNITS TO BE DISABLED)

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

**Decision & Notes:**

---

**07 Area Board-Ward:** Prestwich - St Mary's **App No.** 48669

**Location:** BUTTERSTILE COUNTY PRIMARY SCHOOL, SCHOOL GROVE, PRESTWICH, M25 9RJ  
**Proposal:** 2 NEW CLASSROOMS ON SOUTH ELEVATION; HEADTEACHERS COURTYARD; CONVERSION OF PART OF SCHOOL TO CHILDRENS CENTRE WITH NEW ENTRANCE ON WEST ELEVATION

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

**Decision & Notes:**

---

**08 Area Board-Ward:** Radcliffe - East **App No.** 48544

**Location:** LAND AT ENTRANCE TO & UNITS 1A, B, THE GATEHOUSE, BEALEY INDUSTRIAL ESTATE, DUMERS LANE, RADCLIFFE, M26 2BD  
**Proposal:** CHANGE OF USE OF LAND AND BUILDING TO HAND CAR WASH

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

**Decision & Notes:**

---

**09 Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 48568

**Location:** DUNGEON HOTEL, 9 TURTON ROAD, TOTTINGTON, BL8 4AW  
**Proposal:** PROPOSED SMOKING CANOPY AT GROUND FLOOR, AT REAR (REVISED SCHEME)

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

**Decision & Notes:**

---

**10**      **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park      **App No.** 48657

**Location:** 228 BURY NEW ROAD, WHITEFIELD, M45 8QN

**Proposal:** CHANGE OF USE FROM CLASS B1 (BUSINESS) TO CLASS A1 (RETAIL)

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

**Decision & Notes:**

---