

Title	Planning Applications
To:	Planning Control Committee
On:	20 November 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.** 48578
Location: LAND OFF DUMERS LANE AND MORRIS STREET, RADCLIFFE
Proposal: OUTLINE FOR MIXED USE DEVELOPMENT CONSISTING OF 8500 SQ METRES OF EMPLOYMENT FLOORSPACE (CLASSES B1 & B8); 310 DWELLINGS AND RIVERSIDE PARK INCLUDING ASSOCIATED LAND RAISING, CREATION OF NEW ACCESSES AND LANDSCAPING
Recommendation: Refuse **Site Visit:** N
Decision & Notes:

02 Area Board-Ward: Bury East - Redvales **App No.** 48708
Location: 703 MANCHESTER ROAD, BURY, BL9 9SS
Proposal: RE-CLADDING/ ALTERATIONS TO FACADE/SIDE ELEVATION OF BUILDING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

03 Area Board-Ward: Prestwich - Holyrood **App No.** 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:** Y
Decision & Notes:

04 Area Board-Ward: Prestwich - Sedgley **App No.** 48730
Location: OSTRICH INN, 163 BURY OLD ROAD, PRESTWICH, M25 5JF
Proposal: RETROSPECTIVE SMOKING SHELTER TO REAR OF PUBLIC HOUSE
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

05 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:

06 Area Board-Ward: Radcliffe - East **App No.** 48519
Location: HOUSEHOLD WASTE RECYCLING CENTRE, CEMETERY ROAD, RADCLIFFE
Proposal: REDEVELOPMENT AND EXTENSION OF EXISTING HOUSEHOLD WASTE RECYCLING CENTRE
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

07 Area Board-Ward: Radcliffe - East **App No.** 48659
Location: ST ANNS HOUSE, NORTH STREET, RADCLIFFE, M26 2RN
Proposal: DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF 36 NO. APARTMENTS WITH 43 NO. CAR PARKING SPACES (RESUBMISSION)
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

08 Area Board-Ward: Radcliffe - West **App No.** 48482
Location: BANKFIELD MILL, PITT STREET, RADCLIFFE, M26 3TF
Proposal: RESIDENTIAL DEVELOPMENT - 18 DWELLINGS
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

09 Area Board-Ward: Radcliffe - West **App No.** 48574
Location: LAND AT HUTCHINSON WAY/HINDLE STREET, RADCLIFFE
Proposal: DEMOLITION OF EXISTING DAY NURSERY AND TWO HOUSES; CONSTRUCTION OF 70 APARTMENTS WITH SEMI-BASEMENT PARKING; CONSTRUCTION OF NEW DAY NURSERY WITH ASSOCIATED SURFACE CAR PARKING (RESUBMISSION)
Recommendation: Minded to Approve **Site Visit:** N
Decision & Notes:

10 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 48687

Location: 196 BOLTON STREET, RAMSBOTTOM, BL0 9JE
Proposal: CHANGE OF USE FROM RESIDENTIAL TO DWELLING IN MULTIPLE OCCUPATION
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

11 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 48722
Location: 8A-10A BOLTON ROAD WEST, RAMSBOTTOM, BL0 9ND
Proposal: CHANGE OF USE OF FIRST FLOOR FROM RETAIL (CLASS A1) TO WOMEN'S FITNESS AND WEIGHT LOSS CENTRE (CLASS D2) INCLUDING PROVISION OF ACCESS ON ELEVATION TO HOLT STREET WEST
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

12 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 48619
Location: LAND TO NORTH OF WHITTLES COTTAGE FARM, TURTON ROAD, TOTTINGTON
Proposal: ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

13 Area Board-Ward: Whitefield + Unsworth - Pilkington Park **App No.** 48477
Location: 219-221 BURY NEW ROAD, WHITEFIELD, M45 8GW
Proposal: CHANGE OF USE FROM DAY NURSERY (USE CLASS D1) TO SOLICITORS OFFICE (USE CLASS A2)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
