

Title	Planning Applications
To:	Planning Control Committee
On:	22 January 2008
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.** 48893

Location: LAND OPPOSITE 2A BRIDGEFIELD DRIVE, BURY, BL9 7PE
Proposal: OUTLINE APPLICATION FOR ERECTION OF ONE DETACHED 3 STOREY DWELLING

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

Decision & Notes:

02 **Area Board-Ward:** Bury East **App No.** 49231

Location: LAND ADJACENT TO 298 & 300 ROCHDALE OLD ROAD, BURY
Proposal: CREATION OF PARKING SPACE AND VEHICULAR ACCESS FROM ROCHDALE OLD ROAD

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

Decision & Notes:

03 **Area Board-Ward:** Bury East - Redvales **App No.** 49216

Location: BURY COLLEGE, MARKET STREET, BURY
Proposal: TEMPORARY USE OF THE BURY COLLEGE CAMPUS CAR PARK FOR WEEKEND SHOPPERS, FOR A PERIOD OF THREE YEARS

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

Decision & Notes:

04 **Area Board-Ward:** Bury East - Moorside **App No.** 49254

Location: THE LODGE, WALMERSLEY ROAD, BURY BL9 6QF
Proposal: 2 STOREY EXTENSION TO EXISTING OFFICE BUILDING

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

Decision & Notes:

05 **Area Board-Ward:** Bury West - Church **App No.** 48865

Location: OLD HOLTS FARM ROADING BROOK ROAD HARWOOD BOLTON BL2 4JD

Proposal: RETENTION OF PORTAKABIN OFFICES; ERECTION OF MACHINE STORE / GARAGE AND ASSOCIATED LANDSCAPING.

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

Decision & Notes:

06	Area Board-Ward: Prestwich - Holyrood	App No. 49263
	Location: HIGHFIELD COURT, GLEBELANDS ROAD, PRESTWICH, M25 1WE	
	Proposal: ADDITIONAL GARAGE TO EXISTING ROW OF 3 GARAGES & RELOCATION OF BIN STORE	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	
07	Area Board-Ward: Radcliffe - East	App No. 49246
	Location: 1ST FLOOR, 16 CHURCH STREET WEST, RADCLIFFE, M26 9SQ	
	Proposal: CHANGE OF USE FROM OFFICE TO PRIVATE HIRE BOOKING OFFICE	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	
08	Area Board-Ward: Radcliffe - North	App No. 48411
	Location: FOLD MILL, BRADLEY LANE, BRADLEY FOLD, RADCLIFFE, BL2 6RR	
	Proposal: INSTALLATION OF ROLLER SHUTTER DOORS, CREATION OF BUNDS AND RELOCATION OF ENTRANCE GATE & FENCE (RETROSPECTIVE APPLICATION)	
	Recommendation: Refuse	Site Visit: N
	Decision & Notes:	
09	Area Board-Ward: Radcliffe - North	App No. 48715
	Location: SUNNY BANK, ARTHUR LANE, AINSWORTH, BL2 5PN	
	Proposal: FORMATION OF GATED ACCESS TO AGRICULTURAL LAND/STABLES	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	
10	Area Board-Ward: Radcliffe - North	App No. 48822
	Location: 39 BURY OLD ROAD, AINSWORTH, BOLTON, BL2 5PF	
	Proposal: CHANGE OF USE OF AGRICULTURAL BUILDING TO DOG BOARDING KENNELS	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	

11 **Area Board-Ward:** Radcliffe - West **App No.** 49296

Location: FORMER BANKFIELD MILL, HARPER FOLD ROAD, RADCLIFFE

Proposal: RESIDENTIAL DEVELOPMENT - 18 UNITS

Recommendation: Approve with Conditions

Site N

Visit:

Decision & Notes:

12 **Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 48944

Location: WHITTLES FARM, TURTON ROAD, TOTTINGTON, BL8 3QQ

Proposal: REPLACEMENT OF EXISTING SEPTIC TANK WITH KLARGESTER
BIODISC SEWAGE TREATMENT PLANT

Recommendation: Approve with Conditions

Site N

Visit:

Decision & Notes:
