

Title	Planning Applications
To:	Planning Control Committee
On:	18 March 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. 49349
	Location: LOCOMOTIVE WORKS, BARON STREET, BURY, BL9 0TY	
	Proposal: DELETION OF CONDITION 10 OF PLANNING PERMISSION ref. 48268 THAT LIMITS THE HOURS FOR THE IMPORTATION OF MATERIALS TO CARRY OUT AN ENGINEERED FILL OPERATION PRIOR TO ACCOMMODATING NEW TRACK INFRASTRUCTURE	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	
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02	Area Board-Ward: Bury East	App No. 49406
	Location: 5 CROMPTON STREET, BURY, BL9 0AD	
	Proposal: CHANGE OF USE FROM FORMER POST OFFICE TO A LICENSED FOOD AND DRINK OPERATION (CLASS A4) (ALTERNATIVE SCHEME TO REF 49341 - INCLUDES AN EXTERNAL AREA)	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	
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03	Area Board-Ward: Bury East - Moorside	App No. 49321
	Location: 190 CHESHAM ROAD, BURY, BL9 6HA	
	Proposal: CHANGE OF USE OF 190 CHESHAM ROAD FROM RESIDENTIAL CHILDREN'S HOME (C2) TO NON-RESIDENTIAL PUPIL REFERRAL UNIT (D1); PROVISION OF CAR PARKING INCLUDING DEVELOPMENT OF ADJACENT OPEN LAND AS PART OF CAR PARK; 3M WIRE MESH BOUNDARY FENCING ; ASSOCIATED LANDSCAPING AND ACCESS TO HIGHWAY.	
	Recommendation: Approve with Conditions	Site Visit: Y
	Decision & Notes:	
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04	Area Board-Ward: Prestwich - Holyrood	App No. 49441
	Location: 456 - 462 BURY OLD ROAD, PRESTWICH, M25 1NL	
	Proposal: VARIATION OF CONDITION 4 OF PLANNING PERMISSION 47753 TO ALLOW RETAIL UNIT TO TRADE BETWEEN 0600 HOURS AND 2300 HOURS, SEVEN DAYS PER WEEK.	
	Recommendation: Approve with Conditions	Site Visit: N
	Decision & Notes:	
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05	Area Board-Ward: Prestwich - St Mary's	App No. 48896

Location: 1 ST MARY'S ROAD, PRESTWICH, M25 5AQ
Proposal: USE OF ONE ROOM IN A DWELLING AS AN OFFICE (CLASS B1) -
RETROSPECTIVE APPLICATION

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

Decision & Notes:

06 Area Board-Ward: Prestwich - St Mary's **App No.** 49526

Location: TESCO STORES LTD, VALLEY PARK ROAD, PRESTWICH, M25 3TG
Proposal: Proposed erection of one 10.6m high wind turbine for a period of 15 years.

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

Decision & Notes:

07 Area Board-Ward: Radcliffe - West **App No.** 49410

Location: ST JOHNS COURT, RADCLIFFE NEW ROAD, BURY
Proposal: ERECTION OF NEW BOUNDARY FENCING

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

Decision & Notes:

08 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 49490

Location: 2 BOLTON STREET, RAMSBOTTOM BL0 9HX
Proposal: CHANGE OF USE OF (D1) EDUCATION CENTRE TO (A1) RETAIL UNIT
ON GROUND FLOOR AND (A3) CAFE ON FIRST FLOOR

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

Decision & Notes:

09 Area Board-Ward: Bury East - Redvales **App No.** 49506

Location: PHOENIX BUILDINGS, 100 BRIERLEY STREET, BURY, BL9 9HN
Proposal: RENOVATION OF INDUSTRIAL PREMISES TO FORM 5 UNITS
(CLASSES B1, B2 & B8) AND 9 OFFICE UNITS (CLASSES A2 & B1),
INCLUDING ALTERATIONS TO ELEVATIONS. DEMOLITION &
ERECTION OF NEW BOUNDARY WALL.

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

Decision & Notes:

10 Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 49534

Location: UNSWORTH POST OFFICE, 73 PARR LANE, UNSWORTH, BURY, BL9
8JR

Proposal: PROPOSED INSTALLATION OF EXTERNAL ATM INTO RETAIL UNIT
FRONTAGE

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
