

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>15 April 2008</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.

**01**      **Area Board-Ward:** Bury East      **App No.** 49309  
**Location:** LAND OFF, BRIDGE HALL LANE, BURY  
**Proposal:** PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 24 PRIVATE DWELLINGS.  
**Recommendation:** Approve with Conditions      **Site Visit:** N  
**Decision & Notes:**

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**02**      **Area Board-Ward:** Bury East      **App No.** 49426  
**Location:** FAIRFIELD COUNTY PRIMARY SCHOOL, ROCHDALE OLD ROAD, BURY, BL9 7SD  
**Proposal:** DEMOLITION OF EXISTING NURSERY AND ERECTION OF REPLACEMENT 25 PLACE NURSERY, SEMINAR ROOM AND ANCILLARY FACILITIES  
**Recommendation:** Approve with Conditions      **Site Visit:** N  
**Decision & Notes:**

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**03**      **Area Board-Ward:** Bury East - Redvales      **App No.** 49445  
**Location:** REAR LEFT CAR PARK AT HEATON HOUSE, BRIERLEY STREET, BURY, BL9 9HN  
**Proposal:** ERECTION OF 3.34 M FENCING AND DOUBLE GATES TO THE PERIMETER OF THE CAR PARK TO THE REAR-LEFT OF HEATON HOUSE.  
**Recommendation:** Approve with Conditions      **Site Visit:** N  
**Decision & Notes:**

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**04**      **Area Board-Ward:** Bury East - Redvales      **App No.** 49271  
**Location:** MILLWOOD SCHOOL, FLETCHER FOLD ROAD, BURY, BL9 9RX  
**Proposal:** ERECTION OF 2 METRE HIGH PALADIN FENCE TO SCHOOL BOUNDARY  
**Recommendation:** Approve with Conditions      **Site Visit:** N  
**Decision & Notes:**

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**05**      **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom      **App No.** 49352  
**Location:** 16 MARKET PLACE, RAMSBOTTOM, BURY BL0 9HT  
**Proposal:** NEW LIGHTING TO EXISTING RESTAURANT SIGNAGE

**Recommendation:** Approve with Conditions

**Site Visit:** N

**Decision & Notes:**

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**06 Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 49388

**Location:** WM MORRISON SUPERMARKETS PLC, 5 STANLEY ROAD, WHITEFIELD, BURY, M45 8QH

**Proposal:** VARIOUS INTERNALLY ILLUMINATED SIGNAGE

**Recommendation:** Approve with Conditions

**Site Visit:** N

**Decision & Notes:**

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**07 Area Board-Ward:** Bury East **App No.** 49423

**Location:** LAND IN THE NORTH EAST OF THE SITE BOUNDED BY ANGOULEME WAY, THE METROLINK, EAST LANCASHIRE RAILWAY AND KNOWSLEY STREET AT TOWNSIDE BURY

**Proposal:** CONSTRUCTION OF A 6 STOREY BUILDING COMPRISING 2,010 m<sup>2</sup> OF OFFICES ( BUILDING 3) AND A 4,470 m<sup>2</sup>, 110 BED HOTEL ( BUILDING 4) TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESS.

**Recommendation:** Approve with Conditions

**Site Visit:** N

**Decision & Notes:**

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