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| Title | Planning Applications |
| To: | Planning Control Committee |
| On: | 15 April 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.** 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:

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:

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:

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:

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:

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:

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 m² OF OFFICES (BUILDING 3) AND A 4,470 m², 110 BED HOTEL (BUILDING 4) TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESS.

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
