

Title	Planning Applications
To:	Planning Control Committee
On:	19 August 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 West - Elton **App No.** 50010
- Location:** 16 WROXHAM CLOSE, BURY, BL8 1EN
Proposal: CHANGE OF USE OF PUBLIC OPEN SPACE TO PRIVATE GARDEN AND BOUNDARY FENCE/WALL (RETROSPECTIVE)
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
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- 02 **Area Board-Ward:** Bury West - Elton **App No.** 50204
- Location:** LA BELLEZZA, 70 WALSHAW ROAD, BURY, BL8 1PA
Proposal: EXTENSION OF EXISTING GROUND FLOOR HAIRDRESSING SALON INTO PART GROUND FLOOR OF FLAT 70A WALSHAW ROAD & REPLACING EXISTING CONSERVATORY WITH TRADITIONAL EXTENSION
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
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- 03 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 49778
- Location:** HIGHER BARN FARM, MOOR ROAD, HOLCOMBE, RAMSBOTTOM, BL8 4NY
Proposal: CONSERVATION AREA CONSENT FOR DEMOLITION OF PORTAL FRAME AGRICULTURAL BUILDING.
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
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- 04 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 49973
- Location:** LAND AT RAILWAY STREET, RAMSBOTTOM, BL0 9AL
Proposal: PROPOSED MIXED USE DEVELOPMENT COMPRISING 1543 SQ M FOOD RETAIL UNIT (CLASS A1) AND 278 SQ M COMMERCIAL UNIT (CLASS B1/B8) AND ASSOCIATED CAR PARKING AND SERVICING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:
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- 05 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 50087
- Location:** WOODHEY, WOODHEY ROAD, RAMSBOTTOM, BL0 9RD
Proposal: RESIDENTIAL DEVELOPMENT - ONE DWELLING
Recommendation: Approve with Conditions **Site Visit:** N
Decision & Notes:

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06 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 50164

Location: HILL END FARM, MOORBOTTOM ROAD, HOLCOMBE, BURY, BL8 4NS

Proposal: PROPOSED COVERED PADDOCK (RESUBMISSION)

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

Decision & Notes:

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07 **Area Board-Ward:** Whitefield + Unsworth - Besses **App No.** 50058

Location: FORMER ALBERT INN, RIBBLE DRIVE, WHITEFIELD, M45 8NA

Proposal: ERECTION OF 6 RETAIL UNITS WITH 15 FLATS ABOVE; ASSOCIATED ACCESS, PARKING, SERVICING AND LANDSCAPING

Recommendation: Minded to Approve **Site Visit:** N

Decision & Notes:

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