

Title	Planning Applications
To:	Planning Control Committee
On:	21 October 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.** 50186

Location: PIMHOLE RENEWAL AREA, BURY
Proposal: PROPOSED DEVELOPMENT OF 104 FAMILY HOUSES, WITH 5 ALTERNATIVE HOUSE TYPES

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

02 **Area Board-Ward:** Bury East **App No.** 50389

Location: 45 HURST STREET, PIMHOLE, BURY, BL9 7ER
Proposal: REMOVAL OF CONDITION 5 ON APPLICATION 46005 RESTRICTING RETAIL AREA TO NO MORE THAN 64M2

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

03 **Area Board-Ward:** Bury East **App No.** 49963

Location: PRINCESS PARADE AND THE SQUARE, MILL GATE SHOPPING CENTRE, BURY BL9 0QQ
Proposal: THE ENCLOSURE OF PRINCESS PARADE AND THE SQUARE, CREATION OF A NEW TOILET BLOCK, IMPROVEMENTS TO RESIDENTIAL ACCESSES AND ENVIRONMENTAL IMPROVEMENTS (INCLUDING LIGHTING AND SECURITY MEASURES) AND ASSOCIATED WORKS

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

04 **Area Board-Ward:** Bury East - Redvales **App No.** 50176

Location: GOSHEN SPORTS CENTRE, OFF TENNYSON AVENUE, GOSHEN, BURY, BL9 9RG
Proposal: EXTENSION TO EXISTING SPORTS CENTRE, INCLUDING NEW SPORTS HALL AND ALTERATIONS

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

05 **Area Board-Ward:** Bury West - Elton **App No.** 50366

Location: FORMER THE BRANDESHOLME PUB, 402 BRANDESHOLME ROAD, BURY, BL8 1HP
Proposal: DEMOLITION OF EXISTING REDUNDANT PUBLIC HOUSE AND ERECTION OF A 50 BEDROOM RESIDENTIAL CARE HOME (RESUBMISSION)

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

06 **Area Board-Ward:** Prestwich - Holyrood **App No.** 50461
Location: 4 GLEBELANDS ROAD, PRESTWICH, M25 1NE
Proposal: SINGLE STOREY EXTENSION AT REAR
Recommendation: Approve with Conditions **Site Visit:** N

07 **Area Board-Ward:** Prestwich - Sedgley **App No.** 50369
Location: 78 KINGS ROAD, SEDGLEY, PRESTWICH, M25 0FY
Proposal: INSTALLATION OF AN AUTOMATED TELLER MACHINE, PRIVACY AREA AND ANTI RAM BOLLARDS
Recommendation: Approve with Conditions **Site Visit:** N

08 **Area Board-Ward:** Prestwich - St Mary's **App No.** 50421
Location: 3 PRESTWICH PARK ROAD SOUTH, PRESTWICH, M25 9PF
Proposal: CONSTRUCTION OF A NEW DETACHED 2 STOREY DWELLING TOGETHER WITH SUB-BASEMENT PARKING
Recommendation: Approve with Conditions **Site Visit:** N

09 **Area Board-Ward:** Radcliffe - East **App No.** 50271
Location: KWIK FIT, BURY ROAD, RADCLIFFE, M26 2UG
Proposal: CARRY OUT MINISTRY OF TRANSPORT TESTING IN ADDITION TO EXISTING VEHICLE REPAIRS AND SERVICING
Recommendation: Approve with Conditions **Site Visit:** N

10 **Area Board-Ward:** Radcliffe - North **App No.** 50315
Location: FORMER RAILWAY TRACK, AINSWORTH ROAD, RADCLIFFE
Proposal: ERECTION OF 10 NO. DWELLINGS
Recommendation: Minded to Approve **Site Visit:** N

11 **Area Board-Ward:** Radcliffe - North **App No.** 50435

Location: 2 - 4 STOPES ROAD, RADCLIFFE, M26 3WP
Proposal: CHANGE OF USE FROM SHOP (CLASS A1) TO VETERINARY SURGERY INCLUDING ALTERATIONS TO THE EXTERNAL ELEVATIONS AND RESURFACING OF AREA AT REAR TO FORM CAR PARK
Recommendation: Approve with Conditions **Site Visit:** N

12 Area Board-Ward: Radcliffe - North **App No.** 50298
Location: 41 BURY OLD ROAD, AINSWORTH, BURY, BL2 5PF
Proposal: REPLACEMENT OF EXISTING BUILDING (PARTLY RETROSPECTIVE)
Recommendation: Approve with Conditions **Site Visit:** N

13 Area Board-Ward: Radcliffe - North **App No.** 50043
Location: FOLD MILL, BRADLEY LANE, BRADLEY FOLD, RADCLIFFE, BL2 6RR
Proposal: DEVELOPMENT A: CREATION OF BUNDS (RETROSPECTIVE)
DEVELOPMENT B: INSTALLATION OF ROLLER SHUTTER DOOR (RETROSPECTIVE)
Recommendation: Split Decision **Site Visit:** Y

14 Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 50161
Location: PILSWORTH FISHERIES, PILSWORTH RESERVOIR, PILSWORTH CLOUGH, MOSS HALL ROAD, BURY
Proposal: CONSTRUCTION OF NEW BANKING AND ISLANDS REUSING INERT MATERIALS, FOOTPATH & PLATFORMS (RESUBMISSION)
Recommendation: Approve with Conditions **Site Visit:** N
