

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>25 November 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.

<b>01</b>	<b>Area Board-Ward:</b> Bury East	<b>App No.</b> 50274
	<b>Location:</b> WOODGATE HILL RESERVOIR BURY	
	<b>Proposal:</b> 54KM OF PART BURIED PART OVER LAND PIPELINE CONNECTING WOODGATE HILL RESERVOIR IN BURY TO PRESCOT RESERVOIR, KNOWSLEY (APPROX 9.51KM IN BURY)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>02</b>	<b>Area Board-Ward:</b> Bury West - Church	<b>App No.</b> 50603
	<b>Location:</b> LAND ADJACENT TO 506 BOLTON ROAD, BURY, BL8 2DU	
	<b>Proposal:</b> RESIDENTIAL DEVELOPMENT - 1 DWELLING (OUTLINE)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>03</b>	<b>Area Board-Ward:</b> Bury West - Elton	<b>App No.</b> 50261
	<b>Location:</b> OUR LADY OF LOURDES ROMAN CATHOLIC COUNTY PRIMARY, RUDGWICK DRIVE, BURY, BL8 1JQ	
	<b>Proposal:</b> ERECTION OF 2.4M HIGH WIRE MESH FENCING TO EAST BOUNDARY AND 1.4M HIGH METAL RAILINGS TO SOUTH WEST BOUNDARY	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>04</b>	<b>Area Board-Ward:</b> Prestwich - Holyrood	<b>App No.</b> 50461
	<b>Location:</b> 4 GLEBELANDS ROAD, PRESTWICH, M25 1NE	
	<b>Proposal:</b> SINGLE STOREY EXTENSION AT REAR	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> Y
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<b>05</b>	<b>Area Board-Ward:</b> Prestwich - Sedgley	<b>App No.</b> 50322
	<b>Location:</b> 17 SHEEPFOOT LANE, PRESTWICH, M25 0BN	
	<b>Proposal:</b> SHELTERED ACCOMMODATION (CLASS C3) - 10 APARTMENTS	
	<b>Recommendation:</b> Minded to Approve	<b>Site Visit:</b> N
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<b>06</b>	<b>Area Board-Ward:</b> Prestwich - Sedgley	<b>App No.</b> 50605
	<b>Location:</b> OSTRICH INN, 163 BURY OLD ROAD, PRESTWICH, M25 5JF	

**Proposal:** VARIATION OF CONDITION 3 TO READ: 'THERE SHALL BE NO LOUD SPEAKERS, AMPLIFIED MUSIC OR SCREENS PROVIDED TO THE PROPOSED SHELTER, OR IN ASSOCIATION WITH THE SHELTER AT ANY TIME'.

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

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**07 Area Board-Ward:** Prestwich - St Mary's **App No.** 50490

**Location:** UNITS 5 & 6 THE RADIUS, FAIRFAX ROAD, PRESTWICH  
**Proposal:** CHANGE OF USE UNIT 5 AND PART CHANGE OF USE OF 6 TO LICENSED BOOKMAKERS (CLASS A2)

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

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**08 Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 50486

**Location:** NEW CENTURY APARTMENTS, STUBBINS LANE, RAMSBOTTOM  
**Proposal:** NEW 900MM HIGH RAILINGS TO SITE FRONTAGE

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

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**09 Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 50250

**Location:** LAND TO THE WEST OF OLD HALL LANE, WHITEFIELD  
**Proposal:** (OUTLINE) ERECTION OF NEW PRIMARY SCHOOL

**Recommendation:** Refuse **Site Visit:** Y

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**10 Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 50487

**Location:** WHITEFIELD HEALTH CENTRE, BURY NEW ROAD, WHITEFIELD, M45 8GH

**Proposal:** CONSERVATION AREA CONSENT FOR THE DEMOLITION OF EXISTING THE UPLANDS AND HEALTH CENTRE

**Recommendation:** Refuse **Site Visit:** N

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**11 Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 50460

**Location:** WHITEFIELD HEALTH CENTRE, BURY NEW ROAD, M45 8GH  
**Proposal:** FULL PLANNING PERMISSION FOR THE DEVELOPMENT OF EXISTING HEALTH CENTRE AND ANCILLARY BUILDINGS. ERECTION OF A NEW 3 STOREY PRIMARY CARE CENTRE WITH ASSOCIATED LAND WORKS, 70 SPACE CAR PARK, SUB STATION, LANDSCAPING.

TEMPORARY USE OF TENNIS COURT ADJACENT TO STAND  
CRICKET CLUB FOR PATIENT PARKING AND CONTRACTORS  
COMPOUND THEN RE-INSTATED TO PRACTICAL USE FOLLOWING  
DEVELOPMENT COMPLETION.

**Recommendation:** Refuse

**Site Visit:** N

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**12 Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 50494

**Location:** WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD, M45 7EZ  
**Proposal:** TOILET EXTENSION TO EXISTING REFRESHMENT HUT ADJACENT  
10TH TEE (RETROSPECTIVE) WITH NEW PITCHED ROOF TO  
BUILDING (RESUBMISSION)

**Recommendation:** Approve with Conditions

**Site Visit:** N

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