

Title	Planning Applications
To:	Planning Control Committee
On:	17 February 2009
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.** 50667

Location: HORNBY BUILDINGS AND ADJACENT NIGHTCLUB, ROCHDALE ROAD/THE ROCK, BURY

Proposal: RENEWAL OF PLANNING PERMISSION 45426 FOR MIXED USE DEVELOPMENT OF LAND AT ROCHDALE ROAD/THE ROCK (INCORPORATING HORNBY BUILDINGS AND THE FORMER CINEMA BUILDING) COMPRISING SHOPPING, FINANCIAL AND PROFESSIONAL SERVICES AND FOOD AND DRINK USES WITHIN THE A1, A2, A3, A4 AND A5 USE CLASSES; BUSINESS USES WITHIN THE B1 USE CLASS; NON RESIDENTIAL INSTITUTIONS AND ASSEMBLY AND LEISURE FACILITIES WITHIN THE D1 AND D2 USES CLASSES; NIGHTCLUB AND CASINO USES AND OTHER ASSOCIATED WORKS AND FACILITIES

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

02 **Area Board-Ward:** Bury East - Redvales **App No.** 50724

Location: ABBEYFIELD MANCHESTER ROAD, BURY, BL9 9BA

Proposal: DEMOLITION OF EXISTING NURSING HOME BUILDING AND ERECTION OF NEW 3 STOREY TEACHING BLOCK

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

03 **Area Board-Ward:** Radcliffe - East **App No.** 50735

Location: 77 BURY ROAD, RADCLIFFE, M26 2UT

Proposal: OUTLINE PLANNING APPLICATION FOR TWO/THREE STOREY BLOCK OF 14 NO. APARTMENTS

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

04 **Area Board-Ward:** Bury East - Moorside **App No.** 50756

Location: GREATER MANCHESTER WASTE LTD, EVERY STREET, BURY, BL9 5BE

Proposal: VARIATION OF CONDITION NO. 3 OF PLANNING PERMISSION REF.49415 FOR THE REDEVELOPMENT OF A HOUSEHOLD WASTE RECYCLING CENTRE (HWRC), A TRANSFER LOADING STATION (TLS) AND A GREEN WASTE PROCESSING FACILITY (GWPF) TO ALLOW AN EXTENSION OF THE PERMITTED OPENING HOURS OF THE TLS AND THE GWPF. THE ADDITIONAL HOURS, DURING WHICH THE ACTIVITY WOULD NOT INVOLVE ANY PROCESSING OF WASTE, TO INCLUDE ALSO THE PERIODS BETWEEN 1300HRS AND 1700HRS ON SATURDAYS FOR THE TLS, BETWEEN 1330HRS AND 1700HRS ON SATURDAYS FOR THE GWPF AND BETWEEN 1000HRS AND 1700HRS ON SUNDAYS AND BANK HOLIDAYS FOR BOTH THE TLS AND THE GWPF.

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

05	Area Board-Ward: Bury West - Elton	App No. 50779
	Location: BURY BOOT AND SHOE FACTORY, PROSPECT TERRACE, BRANDLESHOLME ROAD, BURY BL8 11DE	
	Proposal: AMENDMENT TO APPROVED SCHEME 44581 (40 RESIDENTIAL UNITS AND 8 WORK SPACES) TO 46 RESIDENTIAL UNITS AND 8 WORK SPACES	
	Recommendation: Minded to Approve	Site Visit: N
06	Area Board-Ward: North Manor	App No. 50794
	Location: FORMER RAILWAY GOODS YARD, ROWLANDS ROAD, SUMMERSEAT, BL9 5QY	
	Proposal: CHANGE OF USE FROM INDUSTRIAL TO RESTAURANT (USE CLASS A3)	
	Recommendation: Approve with Conditions	Site Visit: N
06	Area Board-Ward: North Manor	App No. 50795
	Location: FORMER RAILWAY GOODS YARD, ROWLANDS ROAD, SUMMERSEAT, BL9 5QY	
	Proposal: LISTED BUILDING CONSENT - CHANGE OF USE FROM INDUSTRIAL TO RESTAURANT (USE CLASS A3)	
	Recommendation: Approve with Conditions	Site Visit: N
07	Area Board-Ward: Whitefield + Unsworth - Pilkington Park	App No. 50796
	Location: WHITEFIELD CENTRE, HIGHER LANE, WHITEFIELD M45 7FX	
	Proposal: CHANGE OF USE FROM ADULT EDUCATIONAL ESTABLISHMENT TO OFFICES (USE CLASS B1) WITH REFURBISHMENT OF EXISTING BUILDING INCLUDING REBUILDING OF EXISTING TOILET BLOCK; PITCHED ROOFS TO EXISTING DORMER WINDOWS; ALTERATIONS TO EXISTING BOUNDARY RAILING INCLUDING NEW GATE FROM HIGHER LANE.	
	Recommendation: Approve with Conditions	Site Visit: N
08	Area Board-Ward: Whitefield + Unsworth - Unsworth	App No. 50804
	Location: LAND AT ROACH BANK ROAD, BURY	
	Proposal: OFFICE DEVELOPMENT (RESUBMISSION)	
	Recommendation: Approve with Conditions	Site Visit: N
09	Area Board-Ward: Radcliffe - East	App No. 50806

Location: AINSWORTH ARMS, BURY AND BOLTON ROAD, RADCLIFFE, M26 4LJ
Proposal: FULL COVERED ROOF TO EXISTING EXTERNAL PERGOLA
(RETROSPECTIVE)
Recommendation: Approve with Conditions **Site Visit:** N

10 Area Board-Ward: Bury East - Moorside **App No.** 50842

Location: CHESHAM PRIMARY SCHOOL, TALBOT GROVE, BURY, BL9 6PH
Proposal: INSTALLATION OF DECKED PLAY AREA AND RAINHELTER
Recommendation: Approve with Conditions **Site Visit:** N

11 Area Board-Ward: Whitefield + Unsworth - Besses **App No.** 50853

Location: LAND AT GLAZE WALK, WHITEFIELD
Proposal: RESIDENTIAL DEVELOPMENT - 4 DWELLINGS
Recommendation: Approve with Conditions **Site Visit:** N
