

Title	Planning Applications
To:	Planning Control Committee
On:	24 March 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: Ramsbottom and Tottington - Ramsbottom	App No. 50696
	Location: WATERSIDE MILL & PEEL BRIDGE MILL, KENYON STREET, RAMSBOTTOM, BL0 0AB	
	Proposal: CHANGE OF USE FROM HAULAGE DEPOT TO WASTE TRANSFER STATION (RETROSPECTIVE)	
	Recommendation: Approve with Conditions	Site Visit: Y
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02	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: Y
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03	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: Y
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04	Area Board-Ward: Whitefield + Unsworth - Besses	App No. 50854
	Location: LAND AT BOLLIN WALK, WHITEFIELD	
	Proposal: RESIDENTIAL DEVELOPMENT - 2 DWELLINGS	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Area Board-Ward: North Manor	App No. 50886
	Location: LAND SOUTH OF RAMSBOTTOM ROAD, HAWKSHAW, BURY (ADJ BOLTON/BURY BOUNDARY)	
	Proposal: 3 STABLES AND FEED/HAY STORE AND CREATION OF NEW ACCESS	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Whitefield + Unsworth - Unsworth	App No. 50901
	Location: 1 POLE LANE, UNSWORTH, BURY, BL9 8QD	
	Proposal: CHANGE OF USE FROM CLASS A3 CAFE / TAKEAWAY TO CLASS A5 TAKEAWAY (REVISED SCHEME)	

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

07 Area Board-Ward: Whitefield + Unsworth - Pilkington Park **App No.** 50925

Location: 258 BURY NEW ROAD, WHITEFIELD, M45 8QN
Proposal: CHANGE OF USE GROUND FLOOR RETAIL (CLASS A1) TO WINE BAR/BISTRO/COFFEE SHOP (CLASS A4) TOGETHER WITH NEW SHOP FRONT AND AWNINGS; OUTDOOR SEATING AREA WITH ASSOCIATED FENCING AND PLANTING

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

08 Area Board-Ward: Bury West - Church **App No.** 50931

Location: LAND SOUTH OF PORTINSCALE CLOSE AND WEST OF ELTON BROOK CLOSE BURY

Proposal: ERECTION OF COMPOSTING TOILET UNIT

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

09 Area Board-Ward: Radcliffe - East **App No.** 50937

Location: BEALEY INDUSTRIAL ESTATE, DUMERS LANE, RADCLIFFE, M26 2BD
Proposal: CHANGE OF USE OF LAND AND BUILDING TO HAND CAR WASH; ERECTION OF CANOPY, BOUNDARY FENCE AND INSTALLATION OF METAL CONTAINER STORE (RETROSPECTIVE)

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

10 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 50942

Location: WOODHEY HIGH SCHOOL, BOLTON ROAD WEST, RAMSBOTTOM, BL0 9QZ

Proposal: EXTENSION TO GRAPHICS/PRODUCT DESIGN CLASSROOM (PHASE 7)

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

11 Area Board-Ward: Prestwich - Sedgley **App No.** 50954

Location: MANCHESTER MESIVTA SCHOOL, BEECHWOOD, CHARLTON AVENUE, PRESTWICH, M25 0PH

Proposal: CONSTRUCTION OF ADDITIONAL TEACHING ACCOMMODATION ABOVE EXISTING 3 STOREY CLASSROOM BLOCK

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