

Title	Planning Applications
To:	Planning Control Committee
On:	21 April 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 - Moorside	App No. 50768
	Location: GREENBROOK MILL, GREENBROOK STREET, BURY, BL9 6LZ	
	Proposal: RESERVED MATTERS - ERECTION OF 55 APARTMENTS	
	Recommendation: Minded to Approve	Site Visit: N
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02	Area Board-Ward: Bury East - Redvales	App No. 50974
	Location: LAND ADJACENT TO PILOT MILL ALFRED STREET, BURY	
	Proposal: RESIDENTIAL DEVELOPMENT - 53 DWELLINGS, ACCESS ROADS. CAR PARKING, FENCING AND ASSOCIATED LANDSCAPING	
	Recommendation: Refuse	Site Visit: N
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03	Area Board-Ward: Bury West - Church	App No. 51074
	Location: GREENHILL CP SCHOOL, MILE LANE, ELTON, BURY, BL8 2JH	
	Proposal: SINGLE STOREY EXTENSION TO FORM NEW ADMIN / FRONT ENTRANCE; INTERNAL ALTERATIONS	
	Recommendation: Approve with Conditions	Site Visit: N
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04	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: Y
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05	Area Board-Ward: North Manor	App No. 51114
	Location: 19-21 HOLCOMBE BROOK PRECINCT, LONGSIGHT ROAD, HOLCOMBE BROOK, RAMSBOTTOM, BURY, BL0 9SH	
	Proposal: 2 NO. EXTERNALLY ILLUMINATED FASCIA SIGNS; 1 NO. INTERNALLY ILLUMINATED PROJECTION SIGN	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Prestwich - Sedgley	App No. 51051
	Location: MANCHESTER MACCABI CSC, BURY OLD ROAD, PRESTWICH, M25 0EG	
	Proposal: VARIATION OF CONDITION NO. 5 OF PLANNING PERMISSION 46066 AND APPEAL REF: APP/T4210/A/07/2037735/NWF TO EXTEND THE LATEST TIME FOR THE USE OF FLOOD LIGHTING WITHIN THE ALL WEATHER SPORTS PITCHES AREA FROM 21:00 HOURS TO 22:00	

HOURS

Recommendation: Approve with Conditions

Site Visit: N

07 Area Board-Ward: Prestwich - Sedgley **App No.** 51058

Location: RICO HOUSE, GEORGE STREET, PRESTWICH, M25 9WS

Proposal: CAR PARK AT FRONT TO FORM 10 NO. PARKING SPACES

Recommendation: Approve with Conditions

Site Visit: N

08 Area Board-Ward: Radcliffe - East **App No.** 50887

Location: LAND DUMERS LANE AND MORRIS STREET, RADCLIFFE
Proposal: OUTLINE - MIXED USE DEVELOPMENT OF UPTO 215 DWELLINGS AND 12734 SQ M OF EMPLOYMENT FLOORSPACE (USE CLASS B1 AND B8) TOGETHER WITH RIVERSIDE PARK INCLUDING ASSOCIATED LAND RAISING, NEW ACCESSES, LANDSCAPING AND FLOOD MITIGATION MEASURES

Recommendation: Minded to Approve

Site Visit: N

09 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 36288

Location: FLETCHER BANK QUARRY MANCHESTER ROAD RAMSBOTTOM

Proposal: DETERMINATION OF CONDITIONS FOR MINERAL/MINING SITE

Recommendation: Approve with Conditions

Site Visit: N

10 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 36331

Location: FLETCHER BANK QUARRY MANCHESTER ROAD RAMSBOTTOM

Proposal: APPLICATION FOR DETERMINATION OF CONDITIONS FOR A MINERAL /

MINING SITE UNDER THE ENVIRONMENTAL ACT 1995

Recommendation: Approve with Conditions

Site Visit: N

11 Area Board-Ward: Radcliffe - West **App No.** 50782

Location: BANKSIDE MILLS, CHAPELFIELD, RADCLIFFE, MANCHESTER M26 1JF

Proposal: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT 14 HOUSES INCLUDING THE MEANS OF ACCESS TO THE SITE

Recommendation: Approve with Conditions

Site Visit: N

12 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 51095

Location: 68 WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM, BURY BL0
0DE
Proposal: CHANGE OF USE OF BUILDING TO DWELLING (CLASS C3);
REPLACEMENT OF WALLS AND NEW WINDOWS
Recommendation: Approve with Conditions **Site Visit:** N

13 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 51120
Location: LAND TO SIDE OF 29 SUNNY BOWER STREET, TOTTINGTON, BL8
3HL
Proposal: 1 NO. DETACHED DWELLING
Recommendation: Approve with Conditions **Site Visit:** N

14 Area Board-Ward: Whitefield + Unsworth - Besses **App No.** 50948
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 (REVISED
SCHEME)
Recommendation: Minded to Approve **Site Visit:** N
