

Title	Planning Applications
To:	Planning Control Committee
On:	16 June 2009
By:	Director of Environment and Development 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.

Graham Atkinson

Director Environment and Development 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: Radcliffe - West	App No. 51143
	Location: LAND AT FORMER ALLEN'S GREEN, SCHOOL STREET, RADCLIFFE, Proposal: DEVELOPMENT OF 28 RESIDENTIAL DWELLINGS (2, 2.5 & 3 STOREY)	
	Recommendation: Minded to Approve	Site Visit: N
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02	Area Board-Ward: Radcliffe - West	App No. 51144
	Location: LAND AT FORMER ALLEN'S GREEN, SION STREET, RADCLIFFE, MANCHESTER, M26 Proposal: DEVELOPMENT OF 22 RESIDENTIAL DWELLINGS (2, 2.5 & 3 STOREY)	
	Recommendation: Minded to Approve	Site Visit: N
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03	Area Board-Ward: Bury East	App No. 51167
	Location: 11 BOLTON STREET, BURY, BL9 0EY Proposal: CHANGE OF USE FROM SHOP (USE CLASS A1) TO HOT FOOD TAKEAWAY (USE CLASS A5)	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Area Board-Ward: Whitefield + Unsworth - Besses	App No. 51185
	Location: LAND AT LYDGATE CLOSE, WHITEFIELD, M25 6WW Proposal: RESIDENTIAL DEVELOPMENT - 4 DWELLINGS (RESUBMISSION)	
	Recommendation: Approve with Conditions	Site Visit: Y
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05	Area Board-Ward: Prestwich - Holyrood	App No. 51208
	Location: PRESTWICH HIGH SCHOOL, HEYS ROAD, PRESTWICH, M25 1JZ Proposal: DINING HALL AND TEACHING BASE EXTENSION	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Prestwich - Holyrood	App No. 51209
	Location: PRESTWICH HIGH SCHOOL, HEYS ROAD, PRESTWICH, M25 1JZ Proposal: AUDITORIUM EXTENSION WITH LINK TO EXISTING BUILDING	
	Recommendation: Approve with Conditions	Site Visit: N
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07	Area Board-Ward: Ramsbottom + Tottington - Tottington	App No. 51226

Location: 4-6 MARKET STREET, TOTTINGTON, BL8 4AD
Proposal: CHANGE OF USE OF GROUND FLOOR FROM RETAIL (USE CLASS A1) TO CAFE (USE CLASS A3)
Recommendation: Approve with Conditions **Site Visit:** N

08 Area Board-Ward: Whitefield + Unsworth - Pilkington Park **App No.** 51254

Location: LAND TO THE WEST OF OLD HALL LANE, WHITEFIELD
Proposal: OUTLINE APPLICATION FOR ERECTION OF PRIMARY SCHOOL (RESUBMISSION)
Recommendation: Refuse **Site Visit:** N

09 Area Board-Ward: Bury West - Elton **App No.** 51265

Location: MULBERRY BUSH NURSERY, STEWART STREET, BURY, BL8 1SU
Proposal: SINGLE STOREY DETACHED BUILDING AND ASSOCIATED PARKING
Recommendation: Approve with Conditions **Site Visit:** N

10 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 51266

Location: FORMER CO OP STORE (MORRISONS), KING STREET, RAMSBOTTOM, BL0 9AS
Proposal: INSTALLATION OF VARIOUS ILLUMINATED NEW AND REPLACEMENT SIGNS: INCLUDING 1 INTERNALLY ILLUMINATED TOTEM SIGN.
Recommendation: Approve with Conditions **Site Visit:** N

11 Area Board-Ward: Prestwich - St Mary's **App No.** 51272

Location: UNIT 5, THE RADIUS, FAIRFAX ROAD, PRESTWICH
Proposal: CHANGE OF USE FROM RETAIL (CLASS A1) TO LICENSED BOOKMAKERS (CLASS A2)
Recommendation: Approve with Conditions **Site Visit:** N

12 Area Board-Ward: Radcliffe - West **App No.** 51286

Location: 52 AINSWORTH ROAD, RADCLIFFE, M26 4EA
Proposal: CHANGE OF USE FROM RESIDENTIAL TO SHOP (CLASS A1) AT GROUND FLOOR WITH FIRST FLOOR FLAT ABOVE (CLASS C3)
Recommendation: Approve with Conditions **Site Visit:** N

13 Area Board-Ward: Prestwich - Holyrood **App No.** 51313

Location: LAND OFF SANDGATE ROAD / ST JOSEPHS AVENUE, WHITEFIELD
Proposal: PRIOR APPROVAL FOR REPLACEMENT OF EXISTING EQUIPMENT CABINET & SUPPORT UNIT WITH NEW EQUIPMENT CABIN;
INSTALLATION OF 1.8 M CLOSE BOARDED FENCE ON INSIDE OF EXISTING PALISADE FENCE

Recommendation: Approve with Conditions

Site Visit: N
