

Title	Planning Applications
To:	Planning Control Committee
On:	21 July 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 - 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, B2 AND B8) TOGETHER WITH RIVERSIDE PARK INCLUDING ASSOCIATED LAND RAISING, NEW ACCESSES, LANDSCAPING AND FLOOD MITIGATION MEASURES	
	Recommendation: Minded to Approve	Site Visit: N
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02	Area Board-Ward: Bury East	App No. 51063
	Location: 65-69 ROCHDALE ROAD, BURY, BL9 7AX	
	Proposal: EXTERNAL ALTERATIONS AND IMPROVEMENTS INCLUDING NEW SHOP FRONTS TO FORM 5 NEW SHOP UNITS.	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Area Board-Ward: Bury East	App No. 51225
	Location: 65-69 ROCHDALE ROAD, BURY BL9 7AX	
	Proposal: CHANGE OF USE FROM PART OF SHOP (A1) TO HOT FOOD TAKEAWAY (A5) (UNIT 1)	
	Recommendation: Approve with Conditions	Site Visit: N
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04	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: Y
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05	Area Board-Ward: Whitefield + Unsworth - Besses	App No. 51171
	Location: 130 BURY NEW ROAD, WHITEFIELD, M45 6AD	
	Proposal: CHANGE OF USE FROM SHOP (CLASS A1) TO HOT FOOD TAKEAWAY (CLASS A5)	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Bury East	App No. 51239
	Location: LAND OFF BRIDGE HALL LANE, BURY , BL9 7NX	
	Proposal: RESIDENTIAL DEVELOPMENT CONSISTING OF 24 UNITS; REVISED LAYOUT OF PLANNING APPLICATION 49309	

Recommendation: Minded to Approve

Site Visit: N

07 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:** Y

08 Area Board-Ward: Bury West - Elton **App No.** 51295

Location: 61 HARVEY STREET, ELTON, BURY, BL8 1NL
Proposal: VARIATION OF CONDITION NO.2 OF PLANNING PERMISSIONS 31911 AND 34162 TO READ THE CAFE SHALL NOT BE OPEN OUTSIDE THE HOURS OF MONDAY TO SATURDAY 0730 HOURS TO 1830 HOURS, SUNDAY 0900 HOURS TO 1300 HOURS AND 0730 TO 1400 HOURS ON BANK HOLIDAYS
Recommendation: Approve with Conditions **Site Visit:** N

09 Area Board-Ward: Radcliffe - North **App No.** 51307

Location: PLANE TREES FARM, BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR
Proposal: ERECTION OF NEW BARN; CHANGE OF USE OF EXISTING BARN TO DWELLING
Recommendation: Approve with Conditions **Site Visit:** N

10 Area Board-Ward: Bury East - Moorside **App No.** 51343

Location: UNIT B2, JF BUSINESS CENTRE, FERNHILL MILL, HORNBY STREET, BURY, BL9 5EF
Proposal: CHANGE OF USE FROM CLASS B2/B8 TO FITNESS GYMNASIUM CLASS D2 (RETROSPECTIVE) RE-SUBMISSION OF PLANNING APPLICATION 49824
Recommendation: Approve with Conditions **Site Visit:** N

11 Area Board-Ward: Radcliffe - North **App No.** 51352

Location: TRAVIS PERKINS, BURY AND BOLTON ROAD, RADCLIFFE, M26 4FP
Proposal: ERECTION OF NEW BUILDERS MERCHANTS BUILDING AND ALTERATION OF EXISTING EXTERNAL STORAGE TO FACILITATE THE STORAGE AND DISTRIBUTION OF BUILDING MATERIALS AND TRADE COUNTER
Recommendation: Approve with Conditions **Site Visit:** N

12 Area Board-Ward: Prestwich - St Mary's **App No.** 51372

Location: 8 WARWICK STREET, PRESTWICH, M25 3HN

Proposal: CHANGE OF USE TO BEAUTY AND FITNESS.

Recommendation: Approve with Conditions

Site Visit: N

13 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 51375

Location: ALDI FOOD STORE, RAILWAY STREET, RAMSBOTTOM, BL0 9AL

Proposal: A - INTERNALLY ILLUMINATED FASCIA SIGN AND CANOPY

MOUNTED TOTEM SIGN

B - TOTEM MOUNTED SIGN

Recommendation: Split Decision

Site Visit: N

14 Area Board-Ward: Bury East - Redvales **App No.** 51411

Location: 33 REDVALES ROAD, BURY, BL9 9PU

Proposal: CHANGE OF USE FROM OFFICE (CLASS A2) TO PRIVATE HIRE BOOKING OFFICE (CLASS B1)

Recommendation: Approve with Conditions

Site Visit: N

15 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 51420

Location: HIGHBANK REHABILITATION CENTRE, ELTON UNIT, WALSHAW ROAD, BURY, BL8 3AS

Proposal: SINGLE STOREY EXTENSION

Recommendation: Approve with Conditions

Site Visit: N

16 Area Board-Ward: Bury East - Moorside **App No.** 51429

Location: SILLINGHURST FARM, CASTLE HILL ROAD, BURY, BL9 6UN

Proposal: INSTALLATION OF WIND TURBINE (RESUBMISSION)

Recommendation: Approve with Conditions

Site Visit: N
