

Title	Planning Applications
To:	Planning Control Committee
On:	15 September 2009
By:	Chief Planning Officer
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.

Tom Mitchell
Chief Planning Officer

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.** 51247
- Location:** LAND ADJACENT TO THE ROCK AND ST JOHNS GARDENS BURY (THE ROCK DEVELOPMENT SCHEME)
- Proposal:** AMENDED SCHEME RELATING TO BLOCK B (APPROVED UNDER 48384) FOR MIXED USE DEVELOPMENT COMPRISING RETAIL 6126 M2 RETAIL FLOOR SPACE; 295 RESIDENTIAL APARTMENTS (CLASS C3); ASSOCIATED SERVICING AND ACCESS ARRANGEMENTS; AMENDED ELEVATIONS
- Recommendation:** Minded to Approve **Site Visit:** N
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- 02 **Area Board-Ward:** Bury West - Elton **App No.** 51368
- Location:** BURRS COUNTRY PARK, WOODHILL ROAD, BL8 1DA
- Proposal:** 1.CONSTRUCTION OF A RAILWAY HALT ON THE EAST LANCASHIRE RAILWAY WITH PEDESTRIAN/DISABLED ACCESS RAMP, VEHICULAR MAINTENANCE ACCESS RAMP TO TRACK LEVEL WITH ASSOCIATED EARTHWORKS, LIGHTING, CCTV SYSTEM, FENCING AND LANDSCAPING.
2.CHANGE OF USE OF OPEN LAND TO A 20 PITCH CARAVAN AND 4 TENT CARAVAN SITE WITH ASSOCIATED ACCESS ROAD, MAINTENANCE TRACK, SERVICE POINT, BOLLARD LIGHTING, ELECTRIC CARAVAN HOOK-UPS AND FENCING.
3.CONSTRUCTION OF A FOOTPATH DIVERSION ROUTE FOR PUBLIC FOOTPATH NO. 158 WITH ASSOCIATED EARTHWORKS, STEPS, DRAINAGE, FENCING AND LANDSCAPING
- Recommendation:** Approve with Conditions **Site Visit:** N
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- 03 **Area Board-Ward:** Prestwich - St Mary's **App No.** 51465
- Location:** LONGFIELD SHOPPING CENTRE/CAR PARK & ADJOINING LAND BURY NEW ROAD, RECTORY LANE & FAIRFAX ROAD, PRESTWICH, M25 1AY
- Proposal:** OUTLINE - DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A TOWN CENTRE MIXED USE DEVELOPMENT COMPRISING USES WITH FLOOR AREAS UP TO: FOOD RETAIL 6,040M2, NON FOOD RETAIL 2,218M2, RESTAURANT 385M2, LIBRARY 1,287M2, OFFICES 3,360M2, RESIDENTIAL 36 UNITS, HOTEL 70 BED, NEW LONGFIELD SUITE ENTRANCE 540M2, PLANT AREAS 421M2, PARKING SPACES 384 AND HIGHWAY INFRASTRUCTURE WORKS AND EXTENSION OF RECTORY LANE
- Recommendation:** Approve with Conditions **Site Visit:** N
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- 04 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 51555
- Location:** 1 PARK TERRACE, WHITEFIELD, M45 7HQ
- Proposal:** PROPOSED 2 NEW SEMI-DETACHED DWELLINGS WITH PARKING
- Recommendation:** Approve with Conditions **Site Visit:** N

Recommendation: Approve with Conditions

Site Visit: N



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