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 Identified in each case.

Opportunities:

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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O3 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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O4 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

05 Area Board-Ward: North Manor **App No.** 51557 Location: 407 BOLTON ROAD WEST, RAMSBOTTOM, BL0 9RN Proposal: CHANGE OF USE UPSTAIRS FROM CLASS (A1) RETAIL TO CLASS A3 (CAFE) **Recommendation:** Approve with Conditions Site Visit: N Area Board-Ward: Bury East 06 **App No.** 51577 Location: HUNTLEY BROOK POST OFFICE, 214 BELL LANE, BURY, BL9 6HS Proposal: INSTALLATION OF ATM TO FRONT AND ASSOCIATED WORKS **Recommendation:** Approve with Conditions Site Visit: N 07 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 51578 BOLTON ROAD WEST PLAYING FIELD, RAMSBOTTOM, BURY Location: Proposal: INSTALLATION OF A SKATEPARK ADJACENT EXISTING MULTI USE **GAMES AREA Recommendation:** Approve with Conditions Site Visit: N 80 **Area Board-Ward:** Bury East - Moorside **App No.** 51580 Location: 46 WALMERSLEY ROAD, BURY, BL9 6DP Proposal: CHANGE OF USE FROM CAFE (A3) TO HOT FOOD TAKEAWAY (A5). **Recommendation:** Approve with Conditions Site Visit: N 09 Area Board-Ward: Radcliffe - East **App No.** 51590 **Location:** SENATOR HOUSE, 7-11 BURY ROAD, RADCLIFFE, M26 2UG **Proposal:** HAND CAR WASH AND VALET FACILITY(RETROSPECTIVE) Location: SENATOR HOUSE, 7-11 BURY ROAD, RADCLIFFE, M26 2UG **Recommendation:** Approve with Conditions Site Visit: N 10 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 51603 Location: 4 HIGHER CROFT, WHITEFIELD, M45 7LY Proposal: DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED TWO STOREY DWELLING (OUTLINE) **Recommendation:** Approve with Conditions Site Visit: N

11 Area Board-Ward: Prestwich - Holyrood App No. 51622

Location: HEATON PARK CP SCHOOL, CUCKOO LANE, WHITEFIELD, M45 6TE Proposal: EXTENSION AND REFURBISHMENT OF SCHOOL TO PROVIDE NEW

CHILDREN'S CENTRE

Recommendation:	Approve with Conditions	Site Visit: N