

Title	Planning Applications
To:	Planning Control Committee
On:	20 October 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 - Redvales	App No. 51576
	Location: PILOT MILL, ALFRED STREET, BURY, BL9 7EJ	
	Proposal: RESIDENTIAL DEVELOPMENT - 50 DWELLINGS, ACCESS ROADS, CAR PARKING, FENCING AND ASSOCIATED LANDSCAPING (RESUBMISSION)	
	Recommendation: Minded to Approve	Site Visit: N
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02	Area Board-Ward: Radcliffe - West	App No. 51597
	Location: ST JOHNS COURT, NEW ROAD, RADCLIFFE, M26 1NJ	
	Proposal: ERECTION OF FENCE TO DUKE STREET BOUNDARY	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Area Board-Ward: Radcliffe - East	App No. 51669
	Location: 76-78 WATER STREET, RADCLIFFE, M26 4DF	
	Proposal: CHANGE OF USE OF REAR OF GROUND FLOOR AND FIRST FLOOR OF NO. 78 AND GROUND FLOOR AND FIRST FLOOR OF NO. 76 FROM RETAIL (CLASS A1) TO MASSAGE PARLOUR (SUI GENERIS) WITH NEW FRONT ENTRANCE TO NO. 76 AND NEW ACCESS AT REAR TO NO. 78	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Area Board-Ward: Radcliffe - North	App No. 51694
	Location: LAND BETWEEN 150 AND 122 STOPEs ROAD, RADCLIFFE, M26 3TW WITH REAR ACCESS VIA WELLINGTON INN	
	Proposal: ERECTION OF 2 SEMI-DETACHED DWELLINGS (RESUBMISSION)	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Area Board-Ward: Ramsbottom and Tottington - Ramsbottom	App No. 51699
	Location: EAGLE AND CHILD, 3 WHALLEY ROAD, RAMSBOTTOM, BL0 0DL	
	Proposal: CREATION OF CAR PARK EXTENSION AND DECKING AREA WITH ASSOCIATED LANDSCAPING	
	Recommendation: Approve with Conditions	Site Visit: Y
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06	Area Board-Ward: North Manor	App No. 51704
	Location: LAND ADJACENT TO 13 WINDSOR CLOSE, GREENMOUNT, BL8 4DE	
	Proposal: ERECTION OF NEW DWELLING (RESUBMISSION OF PLANNING APPLICATION 51007)	

Recommendation: Approve with Conditions **Site Visit:** Y

07 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 51723

Location: ABBEY NATIONAL, 29 BOLTON STREET, RAMSBOTTOM, BL0 9HU
Proposal: REPLACEMENT SIGNAGE INCLUDING FRONT EXTERNAL LIT FASCIA SIGN & INTERNALLY LIT BOX SIGN & CASH MACHINE SIGN
Recommendation: Approve with Conditions **Site Visit:** N

08 Area Board-Ward: Bury West - Elton **App No.** 51726

Location: 1 BOLHOLT TERRACE, BURY, BL8 1PP
Proposal: CHANGE OF USE OF 1ST FLOOR FROM CLASS B1 (OFFICE) TO CLASS C3 (RESIDENTIAL)
Recommendation: Approve with Conditions **Site Visit:** N

09 Area Board-Ward: Radcliffe - East **App No.** 51727

Location: LAND AT ADELPHI STREET/ALMA STREET RADCLIFFE
Proposal: ERECTION OF 2 NO. SEMI-DETACHED DWELLINGS
Recommendation: Approve with Conditions **Site Visit:** N

10 Area Board-Ward: North Manor **App No.** 51731

Location: LOWER GREEN, OFF MOUNT PLEASANT, NANGREAVES, BURY
Proposal: INSTALLATION OF A SMALL CHILDREN'S PLAY AREA (RESUBMISSION OF PLANNING APPLICATION 51575)
Recommendation: Approve with Conditions **Site Visit:** Y

11 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 51766

Location: LAND ADJACENT TO 8 PEEL VIEW, TOTTINGTON, BL8 3EP
Proposal: 1 NO. SEMI DETACHED BUNGALOW (RESUBMISSION) ATTACHED TO NO. 8 PEEL VIEW
Recommendation: Approve with Conditions **Site Visit:** N
