

Title	Planning Applications
To:	Planning Control Committee
On:	17 November 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:** 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

02 **Area Board-Ward:** Bury East **App No.** 51765

Location: 16 NUTTALL STREET, BURY, BL9 7EW
Proposal: SINGLE STOREY EXTENSION AT SIDE; 1.8M HIGH FENCE AND GATES TO ALFRED STREET AND NEW VEHICULAR ACCESS

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

03 **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:** Y

04 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 51779

Location: MCDONALD'S RESTAURANT LTD, 103 BURY NEW ROAD, WHITEFIELD, MANCHESTER, M45 7EG
Proposal: 3 ROOF MOUNTED INTERNALLY ILLUMINATED FASCIA SIGNS; 2 INTERNALLY ILLUMINATED DISPLAY PANELS; 4 ROTATING INTERNALLY ILLUMINATED SALE SIGN DISPLAY UNITS; 1 NON ILLUMINATED BANNER SIGN.

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

05 **Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 51804

Location: ELTON HIGH SCHOOL, WALSHAW ROAD, BURY, BL8 1RN
Proposal: ERECTION OF SINGLE STOREY BUILDING FOR CREATIVE AND MEDIA STUDIES; ACCESS RAMP; ERECTION OF SINGLE STOREY MODULAR BUILDING

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

06 **Area Board-Ward:** Radcliffe - West **App No.** 51814

Location: 40 NEW ROAD, RADCLIFFE, M26 1LS
Proposal: EXTERNALLY ILLUMINATED TOTEM SIGN
Recommendation: Approve with Conditions **Site Visit:** N

07 Area Board-Ward: Bury East **App No.** 51846

Location: 15 - 19 THE ROCK, BURY, BL9 0JP
Proposal: CONVERSION AND REFURBISHMENT OF UPPER FLOOR TO CREATE EIGHT NEW RESIDENTIAL UNITS (RESUBMISSION OF PLANNING APPLICATION 51460)
Recommendation: Approve with Conditions **Site Visit:** N

08 Area Board-Ward: North Manor **App No.** 51871

Location: HOLCOMBE BROOK CP SCHOOL, LONGSIGHT ROAD, RAMSBOTTOM, BL0 9TA
Proposal: RETROSPECTIVE APPLICATION FOR NEW ACCESS ROAD AND STORAGE CONTAINER
Recommendation: Approve with Conditions **Site Visit:** N

09 Area Board-Ward: Prestwich - Holyrood **App No.** 51872

Location: BROOKVALE HOME, SIMISTER LANE, SIMISTER, PRESTWICH, M25 2SF
Proposal: INSTALLATION OF TWO WIND TURBINES
Recommendation: Approve with Conditions **Site Visit:** N

10 Area Board-Ward: Whitefield + Unsworth - Pilkington Park **App No.** 51875

Location: LAND ADJACENT 7 WESTLANDS, WHITEFIELD, M45 7HH
Proposal: ERECTION OF SINGLE BUILDING CONTAINING 4 NO. FLATS (RESUBMISSION OF PLANNING APPLICATION 51477)
Recommendation: Approve with Conditions **Site Visit:** N
