

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>15 December 2009</b>
<b>By:</b>	<b>Chief Planning Officer</b>
<b>Status:</b>	<b>For Publication</b>

### **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 West - Church      **App No.** 51623  
**Location:** FORMER ELTON VALE WORKS, ELTON VALE ROAD, BURY, BL8 2RZ  
**Proposal:** RESIDENTIAL DEVELOPMENT - 16 NO. DWELLINGS  
**Recommendation:** Minded to Approve      **Site Visit:** N

---

**02**      **Area Board-Ward:** Radcliffe - East      **App No.** 51808  
**Location:** REMPLOY LTD, ETON HILL ROAD, RADCLIFFE, M26 2XS  
**Proposal:** CHANGE OF USE OF INDUSTRIAL UNIT FROM ELECTRICAL AND ELECTRONIC EQUIPMENT RECYCLING (SUI GENERIS) TO VEHICLE REPAIR AND MOT TESTING CENTRE (CLASS B2) USE; ADDITION OF MEZZANINE FLOOR; NEW VEHICULAR ENTRANCE AND ALTERATIONS TO CAR PARK  
**Recommendation:** Approve with Conditions      **Site Visit:** N

---

**03**      **Area Board-Ward:** Bury East      **App No.** 51826  
**Location:** THOMAS FRENCH LTD, JAMES STREET, PIMHOLE, BURY, BL9 7EG  
**Proposal:** DEMOLITION OF EXISTING MILL BUILDING & RESIDENTIAL DEVELOPMENT : 37 AFFORDABLE DWELLINGS  
**Recommendation:** Refuse      **Site Visit:** Y

---

**04**      **Area Board-Ward:** Radcliffe - West      **App No.** 51848  
**Location:** LAND AT JAMES STREET, RADCLIFFE  
**Proposal:** OUTLINE RESIDENTIAL DEVELOPMENT - Up to 82 DWELLINGS  
**Recommendation:** Approve with Conditions      **Site Visit:** N

---

**05**      **Area Board-Ward:** Radcliffe - West      **App No.** 51849  
**Location:** LAND AT JAMES STREET, RADCLIFFE  
**Proposal:** REMEDIATION OF LAND IN PREPARATION FOR DEVELOPMENT  
**Recommendation:** Approve with Conditions      **Site Visit:** N

---

**06**      **Area Board-Ward:** Bury West - Church      **App No.** 51863  
**Location:** 169 BOLTON ROAD, BURY, BL8 2NW  
**Proposal:** CHANGE OF USE FROM HAIRDRESSERS (A1) TO HOT FOOD TAKEAWAY (A5) AT GROUND FLOOR WITH EXTRACTOR FLUE AT REAR  
**Recommendation:** Approve with Conditions      **Site Visit:** N

---

**07**    **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** Y  
**Visit:**

---

**08**    **Area Board-Ward:** North Manor    **App No.** 51890

**Location:** LAND TO SOUTH WEST OF QUEENS PLACE, SUMMERSEAT,  
RAMSBOTTOM, BL9 5PH  
**Proposal:** CHANGE OF USE FROM VACANT LAND TO PARKING FOR 11 CARS

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

---

**09**    **Area Board-Ward:** Radcliffe - North    **App No.** 51898

**Location:** WESLEY METHODIST PRIMARY SCHOOL, FORTH ROAD,  
RADCLIFFE, M26 4PX  
**Proposal:** RETROSPECTIVE APPLICATION FOR THE SITING OF THREE METAL  
STORAGE CONTAINERS

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

---

**10**    **Area Board-Ward:** Bury West - Church    **App No.** 51946

**Location:** ALPHA HOSPITAL, BULLER STREET, BURY BL8 2BS  
**Proposal:** PROPOSED DEMOLITION OF EXISTING 10 BED LOW SECURE UNIT,  
GATE LODGE SECURITY ACCESS CONTROL UNIT, TEMPORARY  
OFFICES, AND THE ERECTION OF NEW LOW SECURE PSYCHIATRIC  
HOSPITAL UNIT; MEDIUM SECURE PSYCHIATRIC HOSPITAL UNIT;  
SECURITY ACCESS CONTROL BUILDING, WITH UNDERGROUND  
AND SURFACE CAR AND CYCLE PARKING AND ASSOCIATED  
LANDSCAPING.

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

---

**11**    **Area Board-Ward:** North Manor    **App No.** 51948

**Location:** SUMMERSEAT LIBERAL CLUB, 2 ROBIN ROAD, SUMMERSEAT,  
BURY, BL9 5QP  
**Proposal:** EXTERNAL ALTERATIONS - ERECTION OF EXTERNAL FLUE, AIR  
CONDITIONING UNITS AND REPLACEMENT WINDOWS

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

---

**12**    **Area Board-Ward:** North Manor    **App No.** 51951

**Location:** FORMER LIBERAL CLUB, 2 ROBIN ROAD, SUMMERSEAT, BURY BL9  
5QP  
**Proposal:** 1 NO. INTERNALLY ILLUMINATED FASCIA SIGN; 1 NO. 3.4M  
NON-ILLUMINATED FREE STANDING SIGN  
**Recommendation:** Approve with Conditions **Site Visit:** N

---