

Title	Planning Applications
To:	Planning Control Committee
On:	19 January 2010
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 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: Y
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02	Area Board-Ward: Radcliffe - East	App No. 51914
	Location: REMPLOY LTD, ETON HILL ROAD, RADCLIFFE, MANCHESTER M26 2XS	
	Proposal: REFURBISHMENT AND ALTERATIONS TO EXTERNAL ELEVATIONS OF EXISTING BUILDING INCLUDING RE CLADDING FACADES, THE INSTALLATION OF ROLLER SHUTTER DOORS AND WINDOW OPENINGS FOLLOWING SUBDIVISION OF BUILDING TO INDUSTRIAL UNITS FOR USE CLASSES B1(BUSINESS), B2 (GENERAL INDUSTRY) AND B8 (STORAGE AND DISTRIBUTION); PARTIAL DEMOLITION OF EXISTING BUILDING;	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Area Board-Ward: Ramsbottom and Tottington - Ramsbottom	App No. 51919
	Location: PROSPECT HOUSE, 229 WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM, BL0 0ED	
	Proposal: RENEWAL OF PLANNING PERMISSION REF. 45116 FOR CONVERSION TO 12 NO. TWO BEDROOM FLATS AND 2 NO. 3 BEDROOM FLATS	
	Recommendation: Minded to Approve	Site Visit: N
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04	Area Board-Ward: Bury West - Church	App No. 51934
	Location: DIL SE RESTAURANT, 207 BURY AND BOLTON ROAD, RADCLIFFE, M26 4JY	
	Proposal: DEMOLITION OF RESTAURANT AND ERECTION OF 15 DWELLINGS (RESUBMISSION)	
	Recommendation: Minded to Approve	Site Visit: N
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05	Area Board-Ward: Radcliffe - West	App No. 51964
	Location: WINDLEY WORKS, WOLSEY STREET, RADCLIFFE, MANCHESTER M26 3BB	
	Proposal: CHANGE OF USE FROM INDUSTRIAL (B1, B2 & B8) TO MARTIAL ARTS ACADEMY (D2)	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Whitefield + Unsworth - Unsworth	App No. 51973
	Location: 131 RANDALE DRIVE, UNSWORTH, BURY, BL9 8NE	
	Proposal: CHANGE OF USE FROM ESTATE AGENTS OFFICE (CLASS A2) TO HOT FOOD TAKEAWAY (CLASS A5); INSTALLATION OF EXTERNAL FLUE AT SIDE	
	Recommendation: Approve with Conditions	Site Visit: N
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07	Area Board-Ward: Bury East - Moorside	App No. 51990
	Location: 55-57 WALMERSLEY ROAD, BURY, BL9 5AE	
	Proposal: CHANGE OF GROUND FLOOR FROM OFFICES (CLASS B1) TO HOT FOOD TAKEAWAY (CLASS A5); INSTALLATION OF EXTRACTION FLUE AT REAR	
	Recommendation: Approve with Conditions	Site Visit: N
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08	Area Board-Ward: Bury East	App No. 52013
	Location: 1-3 MARKET PLACE, BURY, BL9 0LD	
	Proposal: CHANGE OF USE FROM RETAIL (CLASS A1) TO BOOKMAKERS (CLASS A2 - FINANCIAL AND PROFESSIONAL SERVICES); INSTALLATION OF NEW SHOP FRONT, AIR CONDITIONING UNITS AND SATELLITE DISH TO THE REAR	
	Recommendation: Approve with Conditions	Site Visit: N
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09	Area Board-Ward: Prestwich - Holyrood	App No. 52040
	Location: PRESTWICH HIGH SCHOOL, HEYS ROAD, PRESTWICH, M25 1JZ	
	Proposal: INSTALLATION OF MODULAR BUILDING CONTAINING TWO CLASSROOMS	
	Recommendation: Approve with Conditions	Site Visit: N
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10	Area Board-Ward: Bury East	App No. 52063
	Location: HOOLEY BRIDGE SERVICE STATION, 609-621 ROCHDALE OLD ROAD, BURY, BL9 7TL	
	Proposal: 2 X INTERNALLY ILLUMINATED FASCIA SIGNS; 1 X EXTERNALLY ILLUMINATED WALL SIGN; 1 X INTERNALLY ILLUMINATED PROJECTING SIGN; 1 X NON-ILLUMINATED PROJECTING SIGN (ALL RETROSPECTIVE)	
	Recommendation: Approve with Conditions	Site Visit: N
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