

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>16 February 2010</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.

<b>01</b>	<b>Area Board-Ward:</b> Bury West - Elton	<b>App No.</b> 51876
	<b>Location:</b> WOOLFOLD GAP RECREATIONAL ROUTE, BURY <b>Proposal:</b> EXTENSION OF THE EXISTING KIRKLEES TRAIL, FROM BRANDLESHOLME ROAD TO REAR OF 12 PICKERING CLOSE; WORKS INCLUDE PROVISION OF 3M WIDE PATH; STREET LIGHTING, LAND SHAPING, CONSTRUCTION OF NEW BRIDGE, AND ASSOCIATED WORKS	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>02</b>	<b>Area Board-Ward:</b> Radcliffe - West	<b>App No.</b> 52038
	<b>Location:</b> RADCLIFFE HIGH SCHOOL, SCHOOL STREET <b>Proposal:</b> FULL PLANNING FOR CONSTRUCTION OF A NEW PRIMARY SCHOOL FOR CHILDREN WITH SPECIAL EDUCATIONAL NEEDS TOGETHER WITH THE CONSTRUCTION OF ASSOCIATED PARKING AND EXTERNAL PLAY AREAS; OUTLINE PROPOSALS TO DEVELOP THE REMAINING HIGH SCHOOL SITE FOR HOUSING	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>03</b>	<b>Area Board-Ward:</b> Ramsbottom + Tottington - Tottington	<b>App No.</b> 52082
	<b>Location:</b> LAND AT WHITTLES, TURTON ROAD, TOTTINGTON, BL8 3QQ <b>Proposal:</b> ERECTION OF AGRICULTURAL BUILDING (RETROSPECTIVE)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>04</b>	<b>Area Board-Ward:</b> Whitefield + Unsworth - Pilkington Park	<b>App No.</b> 52125
	<b>Location:</b> Land at side of 44 Hillingdon Road, Whitefield, Manchester, M45 7QN <b>Proposal:</b> New detached dwelling	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>05</b>	<b>Area Board-Ward:</b> Bury East	<b>App No.</b> 52127
	<b>Location:</b> Land at Avondale/Athlone Avenue, Bury <b>Proposal:</b> Creation of a play area	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>06</b>	<b>Area Board-Ward:</b> Radcliffe - East	<b>App No.</b> 52131
	<b>Location:</b> 17 New Road, Radcliffe, Manchester, M26 1LS <b>Proposal:</b> Change of use from hostel to residential care home incorporating two storey rear extension and conservatory to side; Two parking spaces to	

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

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**07 Area Board-Ward:** Bury East - Redvales **App No.** 52139

**Location:** 18 Parkhills Road, Bury, BL9 9AX  
**Proposal:** Change of use from launderette (Sui Generis) to shop (Class A1);  
Installation of new shop front  
**Recommendation:** Approve with Conditions **Site Visit:** N

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**08 Area Board-Ward:** Radcliffe - East **App No.** 52151

**Location:** Bridgefield Walk Car Park, Radcliffe, Manchester, M26 2SF  
**Proposal:** Siting of single storey modular building for community base (resubmission)  
**Recommendation:** Approve with Conditions **Site Visit:** N

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**09 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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