

Title	Planning Applications
To:	Planning Control Committee
On:	20 April 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: Radcliffe - East	App No. 52136
	Location: JLT House, Brook Street, Radcliffe M26 2PQ	
	Proposal: Outline planning application for the erection of 20 no. two/three-storey houses in four blocks and a four-storey block of 10 no. apartments	
	Recommendation: Approve with Conditions	Site Visit: N
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02	Area Board-Ward: Radcliffe - West	App No. 52224
	Location: Black Moss Farm, Bolton Road, Radcliffe, Manchester, M26 3QG	
	Proposal: Demolition of storage/workshop buildings; Erection of block of 7 terraced houses and associated parking area	
	Recommendation: Approve with Conditions	Site Visit: Y
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03	Area Board-Ward: Ramsbottom and Tottington - Ramsbottom	App No. 52226
	Location: Park Farm, 206 Manchester Road, Ramsbottom, Bury, BL9 5NP	
	Proposal: Retrospective application for the retention of hardstanding to the rear of Park Farm Garden centre / cafe	
	Recommendation: Refuse	Site Visit: N
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04	Area Board-Ward: Radcliffe - West	App No. 52240
	Location: Land At Outwood Park, Off Outwood Road, Radcliffe, Bury	
	Proposal: Variation of Condition 10 of planning permission 50535 to be amended to: The infilling works shall be completed within a period of 12 months from 24/08/2009.	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Area Board-Ward: Bury East	App No. 52245
	Location: 34 Market Street, Bury, BL9 0AJ	
	Proposal: Change of use of first floor of No 34 from retail (Class A1) to restaurant/cafe (Class A3) incorporating existing restaurant/cafe at no. 36	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Bury West - Church	App No. 52324
	Location: Elton Garage, Bolton Road, Bury BL8 2NP	
	Proposal: 3 x Internally illuminated fascia signs; 1 x Non illuminated fascia sign; 1 x Non illuminated double sided 2 metre free standing sign; 1 x Non illuminated replacement message plank; 1 x Non illuminated 2 metre wall mounted sign; 1 x Internally illuminated 4 metre pylon	

Recommendation: Approve with Conditions

Site Visit: N

07 **Area Board-Ward:** Bury East **App No.** 52343

Location: 109 Rochdale Road, Bury, BL9 7BA

Proposal: Change of use from retail (Class A1) to hot food takeaway (Class A5);
Installation of ventilation flue at rear; New doorway to side (to provide access to first floor flat)

Recommendation: Approve with Conditions

Site Visit: N
