

Title	Planning Applications
To:	Planning Control Committee
On:	25 May 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: Y
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02	Area Board-Ward: Bury East - Redvales	App No. 52211
	Location: Land To The North Of Thumbs Up, Greenfields, Dumers Lane, Bury, BL9 9UT	
	Proposal: Change of use of open land to service yard; Creation of hardstanding and erection of 2.3m high security fence	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Area Board-Ward: Radcliffe - West	App No. 52296
	Location: Sunlight House, 125 Stand Lane, Radcliffe, Manchester, M26 1JR	
	Proposal: Change of use of ground floor from retail (Class A1) to hot food takeaway (Class A5); Extraction flue at rear (resubmission)	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Area Board-Ward: Prestwich - Sedgley	App No. 52303
	Location: St Monicas RC High School, Bury Old Road, Prestwich, Manchester, M25 1JH	
	Proposal: Erection of two storey vocational centre and associated works	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Area Board-Ward: Whitefield + Unsworth - Unsworth	App No. 52374
	Location: The Dragon, Parr Lane, Bury, BL9 8LU	
	Proposal: Demolition of existing public house and redevelopment to form 348 sq m gross ground floor retail unit with B1 office over and associated works (Resubmission of 52029)	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Prestwich - Sedgley	App No. 52401
	Location: 11 Bury New Road, Prestwich, Manchester, M25 9JZ	
	Proposal: Change of use of one room in existing offices (Class A2) to taxi booking office (Sui Generis)	
	Recommendation: Approve with Conditions	Site Visit: N

07 **Area Board-Ward:** Radcliffe - East **App No.** 52411

Location: 101 Church Street West, Radcliffe, Manchester, M26 2SX
Proposal: Change of use of Unit 5 from workshop to MOT testing station (Sui
Generis)

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

08 **Area Board-Ward:** Prestwich - St Mary's **App No.** 52451

Location: Lowther House, 1 Lowther Road, Prestwich, Manchester, M25 9QG
Proposal: Outline - 1 no. detached dwelling with details of access, layout and scale.

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