

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>24 August 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.



**Location:** Rockley House, Clifton Road, Prestwich, Manchester, M25 3JP  
**Proposal:** Demolition of existing conservatory and erection of single storey extension to provide new main entrance, interview room and disabled toilet; New access ramp; Alteration to car parking layout  
**Recommendation:** Approve with Conditions **Site Visit:** N

---

--  
08

**Area Board-Ward:** Prestwich - Holyrood **App No.** 52762

**Location:** Leigh Bank, 4 Glebelands Road, Prestwich, Manchester, M25 1NE  
**Proposal:** Partial demolition of single storey outbuilding and erection of new single storey extension to link to main house  
**Recommendation:** Approve with Conditions **Site Visit:** N

---

--  
09

**Area Board-Ward:** Radcliffe - North **App No.** 52764

**Location:** Former railway track, Ainsworth Road, Radcliffe, Manchester, M26 4HN  
**Proposal:** Erection of 11 dwellings  
**Recommendation:** Minded to Approve **Site Visit:** N

---

--  
10

**Area Board-Ward:** Whitefield + Unsworth - Unsworth **App No.** 52783

**Location:** The Dragon, Parr Lane, Bury, BL9 8LU  
**Proposal:** Single storey extension at rear; Removal of bay window at side and external alterations  
**Recommendation:** Approve with Conditions **Site Visit:** N

---

--  
11

**Area Board-Ward:** Bury West - Church **App No.** 52796

**Location:** Guardian Angels RC Primary School, Leigh Lane, Bury, BL8 2RH  
**Proposal:** Erection of 2.4m high security fencing within school grounds to match existing  
**Recommendation:** Approve with Conditions **Site Visit:** N

---

--  
12

**Area Board-Ward:** Bury West - Church **App No.** 52805

**Location:** Land adjacent to 506 Bolton Road, Bury, BL8 2DU  
**Proposal:** Erection of 1 no. detached dwelling  
**Recommendation:** Approve with Conditions **Site Visit:** N

---

--  
13

**Area Board-Ward:** Radcliffe - West **App No.** 52830

**Location:** 73-75 Ainsworth Road, Bury, BL8 2PY  
**Proposal:** Change of use of part of ground floor shop to self contained flat; Change of use of first floor to self contained flat

**Recommendation:** Approve with Conditions

**Site Visit:** N

---

--  
14

**Area Board-Ward:** Prestwich - St Mary's

**App No.** 52855

**Location:** HPL Motors Ltd, Bury New Road, Prestwich, Manchester, M25 1AR  
**Proposal:** Retrospective - Extension of sales area and re-positioning of palisade fence (resubmission)

**Recommendation:** Approve with Conditions

**Site Visit:** N

---

--  
15

**Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom

**App No.** 52859

**Location:** 12 Bolton Street, Ramsbottom, Bury, BL0 9HX  
**Proposal:** Change of use of ground floor from shop (Class A1) to financial and professional services (Class A2)

**Recommendation:** Approve with Conditions

**Site Visit:** N

---

--  
16

**Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom

**App No.** 52867

**Location:** Park Farm, 206 Manchester Road, Ramsbottom, Bury, BL9 5NP  
**Proposal:** Retention of hardstanding for use as a car park to the rear of Park Farm Garden centre/cafe (Retrospective)

**Recommendation:** Approve with Conditions

**Site Visit:** N

---

--