

Title	Planning Applications
To:	Planning Control Committee
On:	14 September 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:** Ramsbottom and Tottington - Ramsbottom **App No.** 52589
- Location:** Electricity Substation Building, Paradise Street, Ramsbottom, Bury, BL0 9BS
- Proposal:** Change of use of part of substation building to offices (Class B1); Raising of roof ridge height to create additional storey; Creation of access to 2 no. car parking spaces at rear (resubmission)
- Recommendation:** Approve with Conditions **Site Visit:** Y
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- 02 **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:** Y
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- 03 **Area Board-Ward:** Prestwich - Holyrood **App No.** 52820
- Location:** Land off Poppythorn Lane, Prestwich, Manchester
- Proposal:** Outline - Demolition of existing buildings and erection of 12 no. dwellings and associated access and car parking
- Recommendation:** Minded to Approve **Site Visit:** N
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- 04 **Area Board-Ward:** Radcliffe - North **App No.** 52826
- Location:** Sunny Bank, Arthur Lane, Ainsworth, Bolton, BL2 5PN
- Proposal:** Change of use of single storey domestic swimming pool to bungalow with single storey side extension
- Recommendation:** Approve with Conditions **Site Visit:** N
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- 05 **Area Board-Ward:** Prestwich - St Mary's **App No.** 52881
- Location:** 48 Gardner Road, Prestwich, Manchester, M25 3HU
- Proposal:** Demolition of existing dwelling; Provision of associated landscaping and fencing
- Recommendation:** Approve with Conditions **Site Visit:** N
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- 06 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 52884
- Location:** Land adjacent to 22 Manchester Road, Ramsbottom, Bury, BL0 0DH
- Proposal:** Proposed 3-storey dwelling-house with integral double garage and new vehicular access onto Manchester Road
- Recommendation:** Approve with Conditions **Site Visit:** N
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- 07 **Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 52908

Location: Vic Graham Potato Merchants, South Royd Street, Tottington, Bury, BL8 3NA
Proposal: Single storey detached building (storage/repair)
Recommendation: Approve with Conditions **Site Visit:** N

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08 **Area Board-Ward:** Prestwich - Sedgley **App No.** 52955

Location: Land to rear of 11 Park Hill, Bury Old Road, Prestwich, Manchester, M25 0HH
Proposal: Retention of storage container (retrospective)
Recommendation: Approve with Conditions **Site Visit:** N

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09 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 52986

Location: 3 The Hollows, 9 Ringley Road, Whitefield, Manchester, M45 7XQ
Proposal: Variation of condition no. 13 of planning permission 37140 to allow opening obscure glazed windows on side elevation of flat, facing no. 11 Ringley Road (resubmission)
Recommendation: Approve with Conditions **Site Visit:** N

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10 **Area Board-Ward:** Radcliffe - North **App No.** 53002

Location: Red Bank House, Lowe Street, Radcliffe, Manchester, M26 3PD
Proposal: Demolition of the existing Red Bank House care home and subsequent new development of a residential care home consisting of 40 extra care flats with communal facilities plus associated landscaping and car parking
Recommendation: Approve with Conditions **Site Visit:** Y

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