

| | |
|----------------|-----------------------------------|
| Title | Planning Applications |
| To: | Planning Control Committee |
| On: | 19 October 2010 |
| By: | Development Manager |
| 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.

Development Manager

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:** Bury East - Moorside **App No.** 52821

Location: Land Adjacent To 103 Walmersley Road, Bury, BL9 5AN
Proposal: Erection of 11 no. flats in 3/4 storey block together with parking (resubmission of 51191)

Recommendation: Minded to Approve **Site Visit:** N

--
02 **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:** Y

--
03 **Area Board-Ward:** Radcliffe - East **App No.** 52849

Location: St Annes House, North Street, Radcliffe, Manchester, M26 2RN
Proposal: Application to extend the time limit for implementation of extant planning permission 48659 for demolition of existing building and construction of 36 no. apartments with 36 no. car parking spaces

Recommendation: Minded to Approve **Site Visit:** N

--
04 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 52919

Location: Emmanuel Church Of England Primary School, Helmshore Road, Holcombe, Bury, BL8 4PA
Proposal: Two storey extension, new rendered entrance lobby tower and various external works to improve site access

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

--
05 **Area Board-Ward:** Prestwich - St Mary's **App No.** 52944

Location: Philips Park, Prestwich
Proposal: Construction of new car park for 85 spaces (including 6 disabled car parking spaces)

Recommendation: Minded to Approve **Site Visit:** N

--
06 **Area Board-Ward:** Whitefield + Unsworth - Besses **App No.** 52946

Location: Land adjacent Junction 17, M60 and Hardmans Road, Whitefield, Manchester, M45 7BD
Proposal: Prior notification for replacement of existing 15m pole with new 15m high monopole including 3 no. antennae and equipment cabinet to facilitate site sharing

Recommendation: Prior Approval Required and Granted **Site Visit:** N

--

07 **Area Board-Ward:** Radcliffe - East **App No.** 52969

Location: 121 Eton Hill Road, Radcliffe, Manchester, M26 2XQ
Proposal: Change of use from dwelling to 2 no. self-contained flats
Recommendation: Approve with Conditions **Site Visit:** N

--

08 **Area Board-Ward:** Bury East **App No.** 53046

Location: 173 Rochdale Road, Bury, BL9 7BB
Proposal: Alterations to front elevation and ground floor shop to form new entrance to self-contained flat at first floor.
Recommendation: Approve with Conditions **Site Visit:** N

--

09 **Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 53087

Location: Hillside Kennels, Pike Farm, Bury Old Road, Bury, BL9 6SY
Proposal: Erection of two stable blocks housing 12 stables, erection of covered midden, use of existing barn for 4 stables, and formation of horse exercise area / manege
Recommendation: Approve with Conditions **Site Visit:** N

--