

Title	Planning Applications
To:	Planning Control Committee
On:	16 November 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	App No. 52491
	Location: Bury Grammar Girls School, Bridge Road, Bury, BL9 0HH	
	Proposal: Extension to Bury Grammar Girls School to provide new lecture theatre and sixth form social area	
	Recommendation: Refuse	Site Visit: N

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02	Area Board-Ward: Ramsbottom + Tottington - Tottington	App No. 52853
	Location: Tottington South County Primary School, Moorside Road, Tottington, Bury, BL8 3HR	
	Proposal: Replacement of perimeter railings and gates with 2m and 2.4m high wire mesh fencing and gates.	
	Recommendation: Approve with Conditions	Site Visit: N

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03	Area Board-Ward: Bury East - Redvales	App No. 52882
	Location: Church Buildings, Warth Road, Bury, BL9 9NG	
	Proposal: Extension of time limit for implementation of planning permission 47911 for outline residential development and means of access	
	Recommendation: Minded to Approve	Site Visit: N

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04	Area Board-Ward: Whitefield + Unsworth - Besses	App No. 52992
	Location: 4 Moss Lane, Whitefield, Manchester, M45 6HG	
	Proposal: Two storey extension at side	
	Recommendation: Approve with Conditions	Site Visit: N

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05	Area Board-Ward: North Manor	App No. 53079
	Location: Melrose, Hawkshaw Lane, Hawkshaw, Bury, BL8 4LD	
	Proposal: Demolition and replacement of existing dwelling (resubmission of 52310): detached garage/store, waste treatment system and domestic oil store.	
	Recommendation: Approve with Conditions	Site Visit: N

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06	Area Board-Ward: Prestwich - Holyrood	App No. 53100
	Location: 11 Corday Lane, Prestwich, Manchester, M25 2RP	
	Proposal: New detached garage	
	Recommendation: Approve with Conditions	Site Visit: N

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07	Area Board-Ward: Whitefield + Unsworth - Unsworth	App No. 53144
	Location: 328 Hollins Lane, Bury, BL9 8BS	
	Proposal: Two storey extension to side	

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

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08 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 53148
Location: Land Adjacent To 1 Park Terrace, Whitefield, Manchester, M45 7HQ
Proposal: Variation of Condition 2 of application 51555 to allow alteration to the roof (Retrospective)
Recommendation: Approve with Conditions **Site Visit:** N

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09 **Area Board-Ward:** Bury East - Moorside **App No.** 53163
Location: Pavement outside Tower House, 269 Walmersley Road, (opposite Linton Avenue), Bury, BL9 6NX
Proposal: Prior notification for installation of 15m street pole including 3 no. antennae, 1 no. equipment cabinet and 1 no. electrical meter pillar to facilitate site sharing
Recommendation: Prior Approval Required and Granted **Site Visit:** N

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10 **Area Board-Ward:** Bury East **App No.** 53176
Location: Hooley Bridge Service Station, Rochdale Old Road, Bury, BL9 7TL
Proposal: A: 5 No. non-illuminated board signs (retrospective)
B: 2 No. non-illuminated rotating pole signs (proposed)
Recommendation: Split Decision **Site Visit:** N

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11 **Area Board-Ward:** North Manor **App No.** 53197
Location: Pavement adjacent Gin Hall (opposite Falshaw Drive), Walmersley Road, Bury, BL9 5JX
Proposal: Prior notification for installation of 15m replica telegraph pole including 3 no. antennae, 1 no. equipment cabinet and 1 no. electrical meter pillar to facilitate site sharing
Recommendation: Prior Approval Required and Granted **Site Visit:** N

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12 **Area Board-Ward:** North Manor **App No.** 53207
Location: Springside County Primary School, Springside Road, Bury, BL9 5JB
Proposal: Re submission of planning application 52668 to include a building for extended services attached to the new foundation unit.
Recommendation: Approve with Conditions **Site Visit:** N

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13 **Area Board-Ward:** Bury East - Moorside **App No.** 53222
Location: Tesco Stores Limited, Woodfield Retail Park, Peel Way, Bury, BL9 5BY
Proposal: Highway access alterations and landscaping works

Recommendation: Approve with Conditions

Site Visit: N



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