Title Planning Applications

To: Planning Control Committee

On: 14 December 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** Identified in each case.

**Opportunities:** 

## **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 Extension to Bury Grammar Girls School to provide new lecture theatre Proposal: and sixth form social area Recommendation: Refuse Site Visit: N 02 Area Board-Ward: North Manor App No. 53079 Location: Melrose, Hawkshaw Lane, Hawkshaw, Bury, BL8 4LD Proposal: Demoltion 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 03 **Area Board-Ward:** Ramsbottom + Tottington - Tottington **App No.** 53170 Location: Former Roach Packing Case Company, Scobell Street, Tottington, Bury BL8 3DT Proposal: Outline application for residential development all matters reserved **Recommendation:** Approve with Conditions Site Visit: N 04 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 53184 Location: Land at 10 Eight Acre, Whitefield, Manchester, M45 7LW Proposal: 1 No. detached dwelling **Recommendation:** Approve with Conditions Site Visit: N 05 **Area Board-Ward:** Bury East - Redvales **App No.** 53186 Location: Thumbs Up (Bury), Greenfields, Dumers Lane, Bury, BL9 9UT Proposal: Demolition of existing warehouse and erection of a research and development and recycling building (Class B2) **Recommendation:** Approve with Conditions Site Visit: N 06 Area Board-Ward: North Manor **App No.** 53199 Location: 39 Rowlands Road, Summerseat, Bury, BL9 5NF 1 No. detached dwelling with integral garage; Wall, railings and gates to Proposal: front **Recommendation:** Approve with Conditions Site Visit: N 07 **Area Board-Ward:** Prestwich - Sedgley **App No.** 53205

46-48 Bury Old Road, Prestwich, Manchester, M25 0ER

Demolition of 2 no. detached dwellings. Construction of new apartment

Location:

Proposal:

building comprising of 14 no. apartments with associated underground

parking, and amenity space.

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

**08** Area Board-Ward: Radcliffe - North App No. 53250

Location: 1 Bankfield Close, Ainsworth, Bolton, BL2 5QZ

**Proposal:** Division of 1 dwelling into 2 dwellings; Two storey extension at side

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

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**09** Area Board-Ward: Bury East - Redvales App No. 53321

**Location:** Laburnum House, Wells Street, Bury, BL9 0TU **Proposal:** 1 No. detached dwelling (Resubmission of 52716)

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

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**10 Area Board-Ward:** Bury West - Church **App No.** 53323

**Location:** 57 Belbeck Street, Bury, BL8 2PX

**Proposal:** Externally illuminated sign with cover (resubmission)

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

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11 Area Board-Ward: Bury West - Elton App No. 53342

Land between St James Avenue and Stewart Street, Bury, BL8 1SU

**Proposal:** Erection of 2 no. dwellings (resubmission)

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

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