

Title	Planning Applications
To:	Planning Control Committee
On:	18 January 2011
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: 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: Y
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02	Area Board-Ward: Ramsbottom and Tottington - Ramsbottom	App No. 53307
	Location: 452 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ES	
	Proposal: Outline Planning Application for a detached dwelling incorporating existing garage	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Area Board-Ward: Radcliffe - North	App No. 53352
	Location: 65A Bury New Road, Brightmet, Bolton, BL2 6QG	
	Proposal: Provision of external staircase at rear, external alterations and provision of car park to rear	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Area Board-Ward: Radcliffe - North	App No. 53355
	Location: 241 Ainsworth Road, Radcliffe, Manchester, M26 4EE	
	Proposal: Rear extension to ground floor shop; provision of staircase to first floor flat with loft conversion; replacement garage at rear; new shopfront.	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Area Board-Ward: Bury East - Redvales	App No. 53365
	Location: Adj Car Park and Public Footpath at Goshen Playing Field, Off Scott Avenue, Bury	
	Proposal: Installation of multi use games area (ballzone)	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Radcliffe - East	App No. 53397
	Location: Kenyon Street, Radcliffe, Manchester	
	Proposal: Change of Use from industrial to leisure (Class D2- soft play centre for children aged 0-8 years)	
	Recommendation: Approve with Conditions	Site Visit: N
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07	Area Board-Ward: Prestwich - Sedgley	App No. 53400
	Location: Mountheath Industrial Park, George Street, Prestwich, M25 9WB	
	Proposal: Replacement of existing 15m high monopole with 20m high monopole, 6	

no. antennas and ancillary development
Recommendation: Approve with Conditions **Site Visit:** N

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08 **Area Board-Ward:** Radcliffe - North **App No.** 53402
Location: 1a Cobden Street, (Former Over 60's Club) Radcliffe, Manchester M26 4HR
Proposal: Change of use from over 60's club (Use Class D2) to Office (Use Class B1).
Recommendation: Approve with Conditions **Site Visit:** N

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09 **Area Board-Ward:** Radcliffe - North **App No.** 53413
Location: Rose & Crown Public House, 2-6 Cockey Moor Road, Bury, BL8 2HB
Proposal: Erection of pre-fabricated cold room/freezer; Formation of cast concrete base and drop kerb with fence to form bin compound
Recommendation: Approve with Conditions **Site Visit:** N

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10 **Area Board-Ward:** Bury West - Elton **App No.** 53456
Location: Woodbank Cricket Club, Stafford Street, Bury, BL8 1AY
Proposal: Extensions to club premises to form store room for the function room, lounge, gymnasium, extension of kitchen, disabled toilet. (Amendment to application ref: 52269)
Recommendation: Approve with Conditions **Site Visit:** N

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11 **Area Board-Ward:** North Manor **App No.** 53484
Location: 511 Holcombe Road, Ramsbottom, Bury, BL8 4EL
Proposal: Demolition of existing domestic garage and construction of new single dwelling.
(Resubmission of 52900)
Recommendation: Approve with Conditions **Site Visit:** N

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