

Title	Planning Applications
To:	Planning Control Committee
On:	15 March 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: Whitefield + Unsworth - Pilkington Park	App No. 53353
	Location: Whitefield House, Pinfold Lane, Whitefield, Manchester, M45 7JS	
	Proposal: 60 No. bed care home with ancillary clinic/rehabilitation facilities, car parking and landscaping	
	Recommendation: Minded to Approve	Site Visit: Y
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02	Area Board-Ward: Whitefield + Unsworth - Pilkington Park	App No. 53354
	Location: Whitefield House, Pinfold Lane, Whitefield, Manchester, M45 7JS	
	Proposal: Conservation area consent for demolition of building with recording, removal and storage of south facade (resubmission)	
	Recommendation: Approve with Conditions	Site Visit: Y
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03	Area Board-Ward: Radcliffe - East	App No. 53417
	Location: Land adjacent to 4 Meadowside Close, Radcliffe, Manchester, M26 4JR	
	Proposal: Change of use from paddock to domestic garden (retrospective)	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Area Board-Ward: Radcliffe - East	App No. 53470
	Location: Land on Hampson Street, Radcliffe, M26 4TW	
	Proposal: Residential development - erection of 3 terraced houses with amenity space, on site parking and garages	
	Recommendation: Approve with Conditions	Site Visit: Y
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05	Area Board-Ward: Bury East	App No. 53491
	Location: Land to rear of 153 Willow Street, Bury, BL9 7PS	
	Proposal: Detached garage	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Whitefield + Unsworth - Unsworth	App No. 53499
	Location: The Dragon, Parr Lane, Bury, BL9 8LU	
	Proposal: Erection of 2.7 metre high fence around new bin and plant store and air conditioning unit	
	Recommendation: Approve with Conditions	Site Visit: N
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07	Area Board-Ward: Bury East - Moorside	App No. 53540

Location: Brookdale Residential Home, 5 St Pauls Close, Bury, BL9 6BX
Proposal: Extension to first floor
Recommendation: Approve with Conditions **Site Visit:** N

08 Area Board-Ward: Radcliffe - West **App No.** 53579

Location: 69 Ainsworth Road, Radcliffe, Manchester, M26 4FA
Proposal: Retrospective application for erection of security fence on three sides of a nursery outside play area (resubmission)
Recommendation: Approve with Conditions **Site Visit:** N

09 Area Board-Ward: Prestwich - Holyrood **App No.** 53607

Location: Prestwich AFC, Sandgate Road, Whitefield, Manchester, M45 6WG
Proposal: Prior notification for 15 m high monopole including 6 no. antennae and equipment cabinets to facilitate site sharing
Recommendation: Prior Approval Required and Granted **Site Visit:** N

10 Area Board-Ward: Radcliffe - West **App No.** 53617

Location: 237 Bolton Road, Radcliffe, Manchester, M26 3QP
Proposal: Change of use to fish and chip shop/eat in and take away (Class A3 and A5); New shop front
Recommendation: Approve with Conditions **Site Visit:** N
