

Title	Planning Applications
To:	Planning Control Committee
On:	19 April 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 - Unsworth **App No.** 53453
Location: Pilsworth South Quarry, Pilsworth Road, Bury, BL9 8QZ
Proposal: Vertical and lateral extension, re-phasing and enhanced restoration and ecological scheme at Pilsworth South Landfill within the consented site boundary
Recommendation: Minded to Approve **Site Visit:** N
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- 02 **Area Board-Ward:** North Manor **App No.** 53638
Location: Springside County Primary School, Springside Road, Bury, BL9 5JB
Proposal: Retention of temporary classroom (nursery unit) and associated toilet block for 3 years.
Recommendation: Approve with Conditions **Site Visit:** N
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- 03 **Area Board-Ward:** Radcliffe - East **App No.** 53645
Location: Land at Bury Road / York Street, Radcliffe, Manchester, M26 2WH
Proposal: Outline planning for mixed use scheme including erection of 200 dwellings; new warehouse (7435 square metres) and land remediation and raising of land; raised emergency access to Bury Road; open space and car parking
Recommendation: Approve with Conditions **Site Visit:** N
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- 04 **Area Board-Ward:** Bury East - Redvales **App No.** 53647
Location: Locomotive Works, Baron Street, Bury, BL9 0TY
Proposal: Renewal of planning permission 49349 to carry out engineering fill operation prior to accommodating new rail track infrastructure
Recommendation: Approve with Conditions **Site Visit:** N
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- 05 **Area Board-Ward:** Bury East **App No.** 53660
Location: Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD
Proposal: Construction of a single storey woodland tree house
Recommendation: Approve with Conditions **Site Visit:** N
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- 06 **Area Board-Ward:** Whitefield + Unsworth - Besses **App No.** 53705
Location: Unit 2, Albert Close Trading Estate, Whitefield, Manchester, M45 8EH
Proposal: Extension at side and rear (resubmisison)
Recommendation: Approve with Conditions **Site Visit:** N
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- 07 **Area Board-Ward:** Prestwich - Holyrood **App No.** 53720

Location: Leigh Bank 4 Glebelands Road, Prestwich, Manchester, M25 1NE
Proposal: Variation of condition no. 2 of planning permission 52762 - Approved drawings to allow alterations to single storey extensions at rear
Recommendation: Approve with Conditions **Site Visit:** N

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08 **Area Board-Ward:** Bury East **App No.** 53723

Location: George And Dragon Public House, 415 Rochdale Old Road, Bury, BL9 7TB
Proposal: Change of use of public house into 3 no. dwellings with 1 no. new dwelling at side
Recommendation: Approve with Conditions **Site Visit:** N

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09 **Area Board-Ward:** Bury East **App No.** 53726

Location: Bury Grammar Girls School, Farraday House, Bridge Road, Bury, BL9 0HG
Proposal: Extension to Bury Grammar Girls School to provide new lecture theatre and sixth form social area (resubmission)
Recommendation: Approve with Conditions **Site Visit:** N

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10 **Area Board-Ward:** Prestwich - Sedgley **App No.** 53747

Location: Prestwich Service Station, 19 Bury Old Road, Prestwich, Manchester, M25 0EY
Proposal: Prior notification for 14.8 m high streetworks pole including 3 antennae and equipment cabinets
Recommendation: Prior Approval Required and Granted **Site Visit:** N

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11 **Area Board-Ward:** Bury West - Church **App No.** 53763

Location: Land off Elton Vale Road, adjacent Elton Vale Reservoir (Parker's Lodges), Bury
Proposal: Erection of 5 dwellings (4 to be used as holiday lets); visitor centre and store/toilet block; creation of car park and associated landscaping
Recommendation: Approve with Conditions **Site Visit:** N

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12 **Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 53804

Location: Land Adjacent To 59 Ringley Road, Whitefield, M45 7LH
Proposal: Erection of detached garage (Resubmission of 53131)
Recommendation: Approve with Conditions **Site Visit:** N

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