

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>19 April 2011</b>
<b>By:</b>	<b>Development Manager</b>
<b>Status:</b>	<b>For Publication</b>

### **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	<b>Area Board-Ward:</b> Whitefield + Unsworth - Unsworth	<b>App No.</b> 53453
	<b>Location:</b> Pilsworth South Quarry, Pilsworth Road, Bury, BL9 8QZ	
	<b>Proposal:</b> Vertical and lateral extension, re-phasing and enhanced restoration and ecological scheme at Pilsworth South Landfill within the consented site boundary	
	<b>Recommendation:</b> Minded to Approve	<b>Site Visit:</b> N
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02	<b>Area Board-Ward:</b> North Manor	<b>App No.</b> 53638
	<b>Location:</b> Springside County Primary School, Springside Road, Bury, BL9 5JB	
	<b>Proposal:</b> Retention of temporary classroom (nursery unit) and associated toilet block for 3 years.	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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03	<b>Area Board-Ward:</b> Radcliffe - East	<b>App No.</b> 53645
	<b>Location:</b> Land at Bury Road / York Street, Radcliffe, Manchester, M26 2WH	
	<b>Proposal:</b> 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	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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04	<b>Area Board-Ward:</b> Bury East - Redvales	<b>App No.</b> 53647
	<b>Location:</b> Locomotive Works, Baron Street, Bury, BL9 0TY	
	<b>Proposal:</b> Renewal of planning permission 49349 to carry out engineering fill operation prior to accommodating new rail track infrastructure	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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05	<b>Area Board-Ward:</b> Bury East	<b>App No.</b> 53660
	<b>Location:</b> Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD	
	<b>Proposal:</b> Construction of a single storey woodland tree house	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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06	<b>Area Board-Ward:</b> Whitefield + Unsworth - Besses	<b>App No.</b> 53705
	<b>Location:</b> Unit 2, Albert Close Trading Estate, Whitefield, Manchester, M45 8EH	
	<b>Proposal:</b> Extension at side and rear (resubmission)	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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07	<b>Area Board-Ward:</b> Prestwich - Holyrood	<b>App No.</b> 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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