

Title	Planning Applications
To:	Planning Control Committee
On:	24 May 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: Bury West - Church **App No.** 53543

Location: Adjacent 35 Haig Road, Bury, BL8 2ND

Proposal: Creation of ground floor apartment; single storey rear extension and associated parking

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

02 Area Board-Ward: Bury East **App No.** 53629

Location: York Street Mill, York Street, Bury, BL9 7AR

Proposal: Conversion, extension and refurbishment existing mill building to create 24 self-contained apartment dwellings with associated rooftop amenity space and fire escape provision by external staircases

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

03 Area Board-Ward: Bury East - Redvales **App No.** 53742

Location: 201 Manchester Road, Bury, BL9 9HL

Proposal: Installation of new shop fronts to include 'open mesh brick bond type' roller shutters

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

04 Area Board-Ward: Bury East **App No.** 53761

Location: The Rock Marketing Suite, Derby Way, Bury, BL9 0NJ

Proposal: Change of use of marketing suite to mixed use (comprising A1, A2, A3, A5 and B1 uses)

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

05 Area Board-Ward: Ramsbottom + Tottington - Tottington **App No.** 53797

Location: Meadowcroft Farm Barn, Harwood Road, Tottington, Bury, BL8 3PX

Proposal: Erection of a 10.6 M high Vertical Axis Wind Turbine(resubmission)

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

06 Area Board-Ward: Bury East - Moorside **App No.** 53811

Location: 217 Bell Lane, Bury, BL9 6HT

Proposal: 2 no. externally illuminated fascia signs; 1 no. externally illuminated hanging sign; 2 no. externally illuminated signs to gable elevation and 1 no. non-illuminated sign to rear elevation.

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

07 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 53813

Location: Land at the end of Dorothy Street, Ramsbottom, Bury
Proposal: Erection of 3 garages and 2.1m high boundary fence
Recommendation: Approve with Conditions **Site Visit:** N

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08 Area Board-Ward: Prestwich - Sedgley **App No.** 53823

Location: Unit 2, Sedgley Gardens, George Street, Prestwich, Manchester, M25 9LW
Proposal: Change of Use of ground floor Unit 2 from retail (Class A1) to restaurant (Class A3)
Recommendation: Approve with Conditions **Site Visit:** N

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09 Area Board-Ward: Radcliffe - West **App No.** 53828

Location: 125 Stand Lane, Radcliffe, Manchester, M26 1JR
Proposal: Extraction flue to front elevation (Resubmission of 53649)
Recommendation: Approve with Conditions **Site Visit:** N

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10 Area Board-Ward: Bury West - Elton **App No.** 53845

Location: Prospect Service Station, 124 Brandlesholme Road, Bury, BL8 1AU
Proposal: Prior Notification for 15 metre high streetworks pole with 6 no. antenna and equipment cabinets
Recommendation: Prior Approval Required and Granted **Site Visit:** N

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11 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 53867

Location: O/S Rose And Crown, 96 Carr Street, Ramsbottom, Bury, BL0 9EG
Proposal: Prior approval notification for installation of proposed telecommunications cabinet
Recommendation: Approve with Conditions **Site Visit:** N

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12 Area Board-Ward: Prestwich - St Mary's **App No.** 53886

Location: 63 Sandy Lane, Prestwich, Manchester, M25 9PS
Proposal: Change of use from hair dressing salon (A1) to fish and chip shop, eat in and takeaway (Use Class A3 and A5).
Recommendation: Approve with Conditions **Site Visit:** N

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13 Area Board-Ward: Prestwich - Sedgley **App No.** 53887

Location: 85 Windsor Road, Prestwich, Manchester, M25 0DB
Proposal: Change of use from a dwelling house to a beauty salon (sui generis) at ground floor and a flat at first floor including alterations to the front elevation.

Recommendation: Approve with Conditions

Site Visit: N

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Area Board-Ward: Prestwich - St Mary's

App No. 53906

Location: Former Rainsough Brew PH, 49 Rainsough Brow, Prestwich, Manchester, M25 9XW

Proposal: Erection of three storey building comprising ground floor retail store, offices at 1st and 2nd floors and associated parking.

Recommendation: Approve with Conditions

Site Visit: N

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