

Title	Planning Applications
To:	Planning Control Committee
On:	19 July 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: Prestwich - St Mary's	App No. 53800
	Location: Park Hotel, Lowther Road, Prestwich, Manchester, M25 9GP	
	Proposal: Extend the time limit for implementation for planning application 49718 for three years for the erection of three storey block of 30 apartments with car parking and associated works	
	Recommendation: Minded to Approve	Site Visit: N
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02	Area Board-Ward: Bury East - Moorside	App No. 53864
	Location: Land at Silver Point Business Park, Hornby Street, Bury, BL9 5AQ	
	Proposal: Erection of 2 storey office block (Class B1)	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Area Board-Ward: North Manor	App No. 53911
	Location: Nabbs Farm, Rowlands Road, Bury, BL9 5LJ	
	Proposal: New portal framed building for agricultural use	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Area Board-Ward: Bury West - Elton	App No. 53922
	Location: Woolfold Gap Recreational Route, Off Brandlesholme Road, Bury	
	Proposal: Construction of ramped access for cyclists & pedestrians to connect Woolford Recreational Park to Brandle Avenue; with associated works	
	Recommendation: Approve with Conditions	Site Visit: Y
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05	Area Board-Ward: Ramsbottom and Tottington - Ramsbottom	App No. 53955
	Location: Shoulder Of Mutton, Holcombe Village, Ramsbottom, Bury, BL8 4LZ	
	Proposal: Change of use of part of car park to walled sitting area and re-marking of car parking spaces; Re-surfacing of existing beer garden at the rear and erection of new fence	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Radcliffe - North	App No. 53981
	Location: 87 Church Street, Ainsworth, Bolton, BL2 5RD	
	Proposal: Variation of Condition 2 of 52380 - Approved drawings - Alterations in the design of the roof of two storey outrigger at front and rear, alteration of position of house.	
	Recommendation: Approve with Conditions	Site Visit: N
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07	Area Board-Ward: Prestwich - St Mary's	App No. 54006

Location: 408 Bury New Road, Prestwich, Manchester, M25 1BD
Proposal: Change of use from shop (A1) to hot food takeaway (A5)
Recommendation: Approve with Conditions **Site Visit:** N

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Area Board-Ward: Bury East **App No.** 54021

Location: The Marketing Suite, Derby Way, The Rock, Bury, BL9 0NJ
Proposal: Change of use from marketing suite to mixed use development comprising use classes A1, A2, A3, A5, B1, D1 and D2
Recommendation: Approve with Conditions **Site Visit:** N

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