

Title	Planning Applications
To:	Planning Control Committee
On:	20 September 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 - Sedgley	App No.	54066
		Location:	46-48 Bury Old Road, Prestwich, Manchester, M25 0ER		
		Proposal:	Demolition of 2 no. detached dwellings. Construction of building comprising of 8 no. apartments with associated underground parking, and landscaping.		
		Recommendation:	Approve with Conditions	Site Visit:	N

--	02	Area Board-Ward:	Radcliffe - East	App No.	54131
		Location:	Eton Business Park, Eton Hill Road, Radcliffe, Manchester, M26 2XS		
		Proposal:	Erection of 194 no. self-storage container units stacked in 2 storeys		
		Recommendation:	Approve with Conditions	Site Visit:	N

--	03	Area Board-Ward:	Radcliffe - West	App No.	54148
		Location:	Land at James Street/Johnson Street, Radcliffe, Manchester		
		Proposal:	Residential development - 90 dwellings including associated roads, footways and open space		
		Recommendation:	Minded to Approve	Site Visit:	N

--	04	Area Board-Ward:	Prestwich - Sedgley	App No.	54214
		Location:	Unit 2, Sedgley Gardens, George Street, Prestwich, Manchester, M25 9LW		
		Proposal:	Variation of condition no. 4 of planning permission 53823 to change the opening hours from 0730 - 2200 hours Monday to Friday and 1100 - 1600 hours Sundays and bank holidays to 0730 - 2400 hours Monday to Sunday inclusive and bank holidays		
		Recommendation:	Approve with Conditions	Site Visit:	N

--	05	Area Board-Ward:	Ramsbottom + Tottington - Tottington	App No.	54249
		Location:	Water Tower, Land off Bradshaw Road, Affetside, BL8 3QT		
		Proposal:	Conversion of water storage tower to form 8 bed bunkhouse accommodation (Resubmission of 54026).		
		Recommendation:	Approve with Conditions	Site Visit:	N

--	06	Area Board-Ward:	Radcliffe - West	App No.	54253
		Location:	2 Beechfield Avenue, Radcliffe, Manchester, M26 1FN		
		Proposal:	Single storey rear extension and alterations to change the use to two maisonettes		
		Recommendation:	Approve with Conditions	Site Visit:	N

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07 Area Board-Ward: Radcliffe - East

App No. 54326

Location: 45 and 47 Church Street West, Radcliffe, Manchester, M26 2SP

Proposal: Change of use of first floor and second floor extension to form three flats

Recommendation: Approve with Conditions

Site Visit: N

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