

Title	Planning Applications
To:	Planning Control Committee
On:	18 October 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:** Ramsbottom and Tottington - Ramsbottom **App No.** 54247
- Location:** Irwell Street Metals, Kenyon Street, Ramsbottom, Bury, BL0 0AB
Proposal: Portal frame extension to enclose current operations undertaken in service yard; Retrospective application for retaining wall and drainage and land stabilisation works
Recommendation: Approve with Conditions **Site Visit:** N
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- 02** **Area Board-Ward:** Prestwich - Sedgley **App No.** 54299
- Location:** Site of Former Claremont Old People's Home, Park View Road, Prestwich, M25 1FA
Proposal: Erection of extra care accommodation for the elderly (62 units in total) landscaping & car parking.
Recommendation: Approve with Conditions **Site Visit:** N
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- 03** **Area Board-Ward:** Bury West - Church **App No.** 54303
- Location:** Land between 78 Mile Lane and Mile Lane Health Centre, Bury, BL8 2JR
Proposal: Application to extend the time limit for implementation of planning permission 49805 for outline sheltered accommodation for the elderly comprising of 14 units including wardens flat
Recommendation: Minded to Approve **Site Visit:** N
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- 04** **Area Board-Ward:** Prestwich - Holyrood **App No.** 54353
- Location:** Various locations along boundary of Eruv from Heaton Park to Rainsough, Prestwich, Manchester, M25 9SW
Proposal: 31 Locations: 6-8m high poles, 1.2m high poles, gating enclosures, 1.2m high fencing and associated works
Recommendation: Approve with Conditions **Site Visit:** N
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- 05** **Area Board-Ward:** North Manor **App No.** 54367
- Location:** Land at 27 Pot Green, Ramsbottom, Bury, BL0 9RG
Proposal: Listed Building Consent: Conversion of barn (Building A) and outbuilding (Building B) to one dwelling with link inbetween; Construction of new dwelling (Building D) with alterations to existing garage (Building C) to add first floor for use as home office; New two storey garage to no. 27 Pot Green (resubmission)
Recommendation: Approve with Conditions **Site Visit:** N
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- 06** **Area Board-Ward:** North Manor **App No.** 54368

Location: Land at 27 Pot Green, Ramsbottom, Bury, BL0 9RG
Proposal: Conversion of barn (Building A) and outbuilding (Building B) to one dwelling with link inbetween; Construction of new dwelling (Building D) with alterations to existing garage (Building C) to add first floor for use as home office (resubmission)

Recommendation: Approve with Conditions

Site Visit: N

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07

Area Board-Ward: Bury West - Church

App No. 54394

Location: Greenhill Primary School, Mile Lane, Bury, BL8 2JE
Proposal: New Covered Play Area to existing Infant play area adjacent to Main School entrance(Resubmission of 53598)

Recommendation: Approve with Conditions

Site Visit: N

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08

Area Board-Ward: Bury West - Church

App No. 54451

Location: Co-operative Food Store, 78 Mile Lane, Bury, BL8 2JR
Proposal: Installation of two outdoor refrigeration plant units within the rear yard

Recommendation: Approve with Conditions

Site Visit: N

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09

Area Board-Ward: Bury East - Moorside

App No. 54452

Location: Co-operative Food Store, 184 Walmersley Road, Bury, BL9 6LL
Proposal: Installation of a refridgeration plant to the rear

Recommendation: Approve with Conditions

Site Visit: N

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