

Title	Planning Applications
To:	Planning Control Committee
On:	15 November 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.

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Area Board-Ward: Bury West - Elton

App No. 54460

Location: 49 Westcombe Drive, Bury, BL8 1DN

Proposal: Change of use of garage conversion from residential to dog grooming use for a temporary period of 3 years

Recommendation: Approve with Conditions

Site Visit: N

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Area Board-Ward: Whitefield + Unsworth - Besses

App No. 54491

Location: Shuttle Centre, Albert Road, Whitefield, Manchester, M45 8NH

Proposal: Change of use from local community/youth centre to educational centre (Class D1); Provision of 3 metre mesh fence and gate around playground (resubmission)

Recommendation: Approve with Conditions

Site Visit: N

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Area Board-Ward: Radcliffe - West

App No. 54502

Location: 3 Beechfield Avenue, Radcliffe, Manchester, M26 1FN

Proposal: Single storey rear extension and alterations to change the use of dwelling into two maisonettes

Recommendation: Approve with Conditions

Site Visit: N

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