Title	Planning Applications			
То:	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 Identified in each case. **Opportunities:**

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:	Whitefield + Unsworth - Unsworth	App No.	54304	
	Location: Proposal:	Pilsworth Fisheries, Moss Hall Road, Bury Erection of single storey building containing cafe, bait shop and bailiffs accommodation			
	Recommendation:	Approve with Conditions	Site Visit: N		
 02	Area Board-Ward:	Radcliffe - East	App No.	54307	
	Location: Proposal:	18 Bury Street, Radcliffe, Manchester, M26 2QB Change of use of land at side to form extension to domestic garden: Erection of 1.2 metre high/railings at front with access at side and erection of 2.2 metre high fence/gate at side (retrospective)			
	Recommendation:	Approve with Conditions	Site Vi	sit: N 	
 03	Area Board-Ward:	Radcliffe - West	App No.	54379	
	Location:	Land at the rear 9-11 Wood Street, Radcliffe,	Manchester	M26 1DX	
	Proposal: Recommendation:	Erection of two garage(s) Approve with Conditions	Site Vi	sit: N	
 04	Area Board-Ward:	Bury West - Church	App No.	54428	
	Location: Proposal:	nd interpreta ed details an	548 - 'The approved pretation boards shall s and timings; and lemorial and no later		
_	Recommendation:	Approve	Site Visit: N		
 05	Area Board-Ward:	Whitefield + Unsworth - Pilkington Park	App No.	54450	
	Location: Proposal:	Whitefield House, Pinfold Lane, Whitefield, Manchester, M45 7JS Variation of condition no. 1 of planning permission 53354 (Conservation Area Consent) to extend the time limit for the demolition of the existing facade to be completed			
	Recommendation:		Site Vi	sit: N	
 06	Area Board-Ward:	Prestwich - St Mary's	App No.	54458	
	Location: Proposal:	St. Mary's Church, Church Lane, Prestwich, M Retrospective application for non-illuminated ((resubmission)			
	Recommendation:		Site Vi	sit: N	

 07	Area Board-Ward:	Bury West - Elton	App No.	54460		
	Location: Proposal:	49 Westcombe Drive, Bury, BL8 1DN Change of use of garage conversion from residential to dog grooming use				
_	Recommendation:	for a temporary period of 3 years Approve with Conditions	Site Visit: N			
 08	Area Board-Ward:	Whitefield + Unsworth - Besses	App No.	54491		
	Location: Proposal:	Shuttle Centre, Albert Road, Whitefield, Manchester, M45 8NH 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			
 09	Area Board-Ward:	Radcliffe - West	App No.	54502		
	Location: Proposal:	3 Beechfield Avenue, Radcliffe, Manchester, M26 1FN 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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