

Title	Planning Applications
To:	Planning Control Committee
On:	20 December 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.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
The elimination of discrimination, harassment and victimisation;
The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

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.

Location: 1 Greenside Close, Tottington, Bury, BL8 4LE
Proposal: Single storey extensions at front/side and rear and roof extension to form 1st floor
Recommendation: Refuse **Site Visit:** N

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08 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 54570

Location: 217 Nuttall Lane, Ramsbottom, Bury, BL0 9LD
Proposal: Erection of building to be used for vehicle repair and maintenance (resubmission)
Recommendation: Approve with Conditions **Site Visit:** N

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09 Area Board-Ward: North Manor **App No.** 54574

Location: Land at 27 Pot Green, Ramsbottom, Bury, BL0 9RG
Proposal: Erection of 1 no. dwelling
Recommendation: Approve with Conditions **Site Visit:** N

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10 Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 54580

Location: Land at Roach Bank Road, Bury
Proposal: Extension of time implementation of planning permission 50804 for Office Development (resubmission)
Recommendation: Approve with Conditions **Site Visit:** N

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11 Area Board-Ward: Whitefield + Unsworth - Besses **App No.** 54584

Location: Unit 2, Albert Close, Whitefield, Manchester, M45 8EH
Proposal: New entrance door and window openings to the existing side (North) elevation, external roller shutter.
Recommendation: Approve with Conditions **Site Visit:** N

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12 Area Board-Ward: Prestwich - Holyrood **App No.** 54591

Location: 470 Bury Old Road, Prestwich, Manchester, M25 1NL
Proposal: Change of use of ground floor from A1 (Retail) to A3 (Restaurant / Cafe); ground floor extension to rear and external flue at rear.
Recommendation: Approve with Conditions **Site Visit:** N

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13 Area Board-Ward: Bury West - Elton **App No.** 54603

Location: Elton Liberal Club, New George Street, Bury, BL8 1NW
Proposal: Single storey extension at rear (Resubmission of 54138)
Recommendation: Approve with Conditions **Site Visit:** N

