

Title	Planning Applications
To:	Planning Control Committee
On:	22 November 2005
By:	Borough Planning and Economic Development Officer
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.

BRIAN DANIEL

Borough Planning and Economic Development Officer

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:** Bury East **App No.** 45077

Location: 155-163 THE ROCK, BURY
Proposal: 2 GROUND FLOOR UNITS (CLASS A1 & A2) WITH OFFICES (CLASS B1) ABOVE
Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

02 **Area Board-Ward:** Bury East **App No.** 45221

Location: 8 BELL LANE, BURY, BL9 6AR
Proposal: CHANGE OF USE TO SANDWICH SHOP (WITH HOT FOOD) (CLASS A5)
Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

03 **Area Board-Ward:** Bury East - Redvales **App No.** 45033

Location: HOLY CROSS COLLEGE, MANCHESTER ROAD, BURY, BL9 9BB
Proposal: ERECTION OF SINGLE STOREY EXTENSION TO FORM KITCHEN & CAFETERIA
Recommendation: Approve with Conditions **Site Visit:** Y

Decision & Notes:

04 **Area Board-Ward:** Bury West - Elton **App No.** 44967

Location: OLD DUNSTERS FARM HEBBURN DRIVE BURY
Proposal: RESIDENTIAL DEVELOPMENT - 22 NO. APARTMENTS
Recommendation: Minded to Approve **Site Visit:** Y

Decision & Notes:

05 **Area Board-Ward:** North Manor **App No.** 45252

Location: GREENMOUNT GOLF CLUB, GREENHALGH FOLD, GREENMOUNT, BL8 4LH
Proposal: 25M MONOPOLE TELECOMMUNICATIONS INSTALLATION WITH 6 ANTENNAS & ASSOCIATED CABINETS
Recommendation: Approve with Conditions **Site Visit:** Y

Decision & Notes:

06 Area Board-Ward: Prestwich - Holyrood **App No.** 45265

Location: 381 BURY OLD ROAD, PRESTWICH, M25 1QA
Proposal: CHANGE OF USE FROM REUPHOLSTERING WORKSHOP TO
SUNBED AND TATTOO SHOP

Recommendation: Approve with Conditions **Site** N
Visit:

Decision & Notes:

07 Area Board-Ward: Prestwich - St Mary's **App No.** 45410

Location: FDK KITCHENS, GARDNER ROAD, PRESTWICH, M25 7HU
Proposal: RENEWAL OF PLANNING PERMISSION 36719/00 FOR TWO STOREY
FRONT EXTENSION & EXTERNAL ALTERATIONS TO EXISTING
OFFICES

Recommendation: Approve with Conditions **Site** Y
Visit:

Decision & Notes:

08 Area Board-Ward: Radcliffe - West **App No.** 45423

Location: SITE OF FORMER MILL, WATER STREET, RADCLIFFE
Proposal: ERECTION OF 60 NO. RESIDENTIAL APARTMENTS WITH
ASSOCIATED ACCESS CAR PARKING & LANDSCAPING
(RESUBMISSION)

Recommendation: Minded to Approve **Site** N
Visit:

Decision & Notes:

09 Area Board-Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 45273

Location: LAND AT REAR OF 40 REGENT STREET RAMSBOTTOM
Proposal: ERECTION OF SINGLE STOREY ELECTRIC SUB STATION
(RESUBMISSION)

Recommendation: Approve with Conditions **Site** N
Visit:

Decision & Notes:

10 Area Board-Ward: Whitefield & Unsworth - Besses **App No.** 45299

Location: ROCH WAY, REAR OF ROCH WALK, DOUGLAS WAY AND ROCH
CRESCENT, WHITEFIELD
Proposal: ENVIRONMENTAL IMPROVEMENTS INCLUDING RECONFIGURATION
OF PARKING, HIGHWAYS AND FOOTPATHS TOGETHER WITH HARD
AND SOFT LANDSCAPING

Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

11 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 45004

Location: RADCLIFFE CAR CENTRE, RADCLIFFE NEW ROAD, WHITEFIELD, M45 7RG

Proposal: DEMOLITION OF EXISTING BUILDINGS & ERECTION OF RETAIL SHOP (CLASS A1)

Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

12 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 45354

Location: 7 SERGEANTS LANE, WHITEFIELD, M45 7TR

Proposal: VARIATION OF CONDITION NO. 2 OF PLANNING PERMISSION 42931 FOR THE RECONFIGURATION OF GROUND FLOOR WINDOWS IN EASTERLY ELEVATION

Recommendation: Approve **Site Visit:** N

Decision & Notes:

13 Area Board-Ward: Whitefield & Unsworth - Pilkington Park **App No.** 45390

Location: WHITEFIELD HOUSE, PINFOLD LANE, WHITEFIELD

Proposal: CONSTRUCTION OF NEW FOOTPATH & MAINTENANCE ACCESS OFF PINFOLD LANE

Recommendation: Approve with Conditions **Site Visit:** N

Decision & Notes:

14 Area Board-Ward: Whitefield & Unsworth - Unsworth **App No.** 45141

Location: MEADOWCROFT FOLD FARM OFF WHITTLE LANE PILSWORTH

Proposal: REFURBISHMENT OF VACANT FARMHOUSE

Recommendation: Approve with Conditions **Site Visit:** Y

Decision & Notes:

15 Area Board-Ward: Whitefield & Unsworth - Unsworth **App No.** 45146

Location: MEADOWCROFT FOLD FARM OFF WHITTLE LANE PILSWORTH

Proposal: CONVERSION OF BARN INTO TWO RESIDENTIAL UNITS

Recommendation: Approve with Conditions

Site Visit: Y

Decision & Notes:

16 Area Board-Ward: Whitefield & Unsworth - Unsworth **App No.** 45329

Location: PARR LANE SERVICE STATION, PARR LANE, UNSWORTH, BURY, BL9 8LZ

Proposal: RAISING ROOF ON SOUTH BAY OF GARAGE BY 1.275M TO ENABLE CAR HOIST TO BE INSTALLED AND PARTIAL INFILLING OF GLAZING TO FRONT ELEVATION (RESUBMISSION)

Recommendation: Approve with Conditions

Site Visit: N

Decision & Notes:
