

Title	Planning Applications
To:	Planning Control Committee
On:	24 August 2010
By:	Chief Planning 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.

Tom Mitchell
Chief Planning 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.

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| 01 | Area Board-Ward: Radcliffe - East | App No. 52416 |
| | Location: Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR | |
| | Proposal: Two storey extension to existing factory (3327 m2) with associated car parking creating a total of 80 spaces (net increase 35 spaces) and new landscaping | |
| | Recommendation: Minded to Approve | Site Visit: N |
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| 02 | Area Board-Ward: Bury West - Church | App No. 52574 |
| | Location: Lowercroft Business Park, Lowercroft Road, Bury, BL8 3PA | |
| | Proposal: Replacement 1.8m high palisade fence to Lowercroft Road Frontage (retrospective) | |
| | Recommendation: Approve with Conditions | Site Visit: N |
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| 03 | Area Board-Ward: Ramsbottom and Tottington - Ramsbottom | App No. 52589 |
| | Location: Electricity Substation Building, Paradise Street, Ramsbottom, Bury, BL0 9BS | |
| | Proposal: Change of use of part of substation building to offices (Class B1); Raising of roof ridge height to create additional storey; Creation of access to 2 no. car parking spaces at rear (resubmission) | |
| | Recommendation: Approve with Conditions | Site Visit: N |
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| 04 | Area Board-Ward: Whitefield + Unsworth - Besses | App No. 52606 |
| | Location: Cowl Gate Farm, Pole Lane, Whitefield, Manchester | |
| | Proposal: Regrading land using previously imported hardcore and capping with salvaged original top soil | |
| | Recommendation: Approve with Conditions | Site Visit: N |
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| 05 | Area Board-Ward: Bury East | App No. 52626 |
| | Location: Land adjacent to 9-11 Heywood Street, Bury, BL9 7EB | |
| | Proposal: Residential development - 4 no. dwellings | |
| | Recommendation: Approve with Conditions | Site Visit: N |
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| 06 | Area Board-Ward: Ramsbottom + Tottington - Tottington | App No. 52697 |
| | Location: Old Kays Park, Tottington, Bury | |
| | Proposal: Installation of play equipment within the park area (retrospective) | |
| | Recommendation: Approve with Conditions | Site Visit: Y |
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| 07 | Area Board-Ward: Prestwich - St Mary's | App No. 52752 |

Location: Rockley House, Clifton Road, Prestwich, Manchester, M25 3JP
Proposal: Demolition of existing conservatory and erection of single storey extension to provide new main entrance, interview room and disabled toilet; New access ramp; Alteration to car parking layout
Recommendation: Approve with Conditions **Site Visit:** N

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08

Area Board-Ward: Prestwich - Holyrood **App No.** 52762

Location: Leigh Bank, 4 Glebelands Road, Prestwich, Manchester, M25 1NE
Proposal: Partial demolition of single storey outbuilding and erection of new single storey extension to link to main house
Recommendation: Approve with Conditions **Site Visit:** N

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09

Area Board-Ward: Radcliffe - North **App No.** 52764

Location: Former railway track, Ainsworth Road, Radcliffe, Manchester, M26 4HN
Proposal: Erection of 11 dwellings
Recommendation: Minded to Approve **Site Visit:** N

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10

Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 52783

Location: The Dragon, Parr Lane, Bury, BL9 8LU
Proposal: Single storey extension at rear; Removal of bay window at side and external alterations
Recommendation: Approve with Conditions **Site Visit:** N

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11

Area Board-Ward: Bury West - Church **App No.** 52796

Location: Guardian Angels RC Primary School, Leigh Lane, Bury, BL8 2RH
Proposal: Erection of 2.4m high security fencing within school grounds to match existing
Recommendation: Approve with Conditions **Site Visit:** N

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12

Area Board-Ward: Bury West - Church **App No.** 52805

Location: Land adjacent to 506 Bolton Road, Bury, BL8 2DU
Proposal: Erection of 1 no. detached dwelling
Recommendation: Approve with Conditions **Site Visit:** N

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13

Area Board-Ward: Radcliffe - West **App No.** 52830

Location: 73-75 Ainsworth Road, Bury, BL8 2PY
Proposal: Change of use of part of ground floor shop to self contained flat; Change of use of first floor to self contained flat

Recommendation: Approve with Conditions

Site Visit: N

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14

Area Board-Ward: Prestwich - St Mary's

App No. 52855

Location: HPL Motors Ltd, Bury New Road, Prestwich, Manchester, M25 1AR
Proposal: Retrospective - Extension of sales area and re-positioning of palisade fence (resubmission)

Recommendation: Approve with Conditions

Site Visit: N

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15

Area Board-Ward: Ramsbottom and Tottington - Ramsbottom

App No. 52859

Location: 12 Bolton Street, Ramsbottom, Bury, BL0 9HX
Proposal: Change of use of ground floor from shop (Class A1) to financial and professional services (Class A2)

Recommendation: Approve with Conditions

Site Visit: N

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Area Board-Ward: Ramsbottom and Tottington - Ramsbottom

App No. 52867

Location: Park Farm, 206 Manchester Road, Ramsbottom, Bury, BL9 5NP
Proposal: Retention of hardstanding for use as a car park to the rear of Park Farm Garden centre/cafe (Retrospective)

Recommendation: Approve with Conditions

Site Visit: N

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