

Title	Planning Applications
To:	Planning Control Committee
On:	28 July 2020
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

Township Forum/ 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.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the Planning Control Committee shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

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 Township Forum - Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 64786
- Location:** Land to the south of Moorbottom Road, Holcombe, Bury, BL8 4NS
Proposal: Erection of agricultural storage building, retention of field shelter, pig arc and replacement gate & gate post
Recommendation: Approve with Conditions **Site Visit:** Y
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- 02 Township Forum - Ward:** Radcliffe - West **App No.** 64949
- Location:** Asda Stores Ltd, Pilkington Way, Radcliffe, Manchester, M26 3DA
Proposal: Erection of drive thru coffee shop
Recommendation: Approve with Conditions **Site Visit:** N
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- 03 Township Forum - Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 64955
- Location:** Margaret Haes Riding Centre, Moor Road, Ramsbottom, Bury, BL8 4NX
Proposal: Retention of welfare unit with associated landscaping to form welfare and security accommodation (Temporary consent for 5 years)
Recommendation: Approve with Conditions **Site Visit:** Y
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- 04 Township Forum - Ward:** Bury West - Elton **App No.** 65293
- Location:** Land at Green Street, Bury, BL8 1TF
Proposal: Erection of 3 no. dwellings including associated parking and groundworks
Recommendation: Approve with Conditions **Site Visit:** N
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- 05 Township Forum - Ward:** Radcliffe - East **App No.** 65354
- Location:** Radcliffe Metrolink Car Park, Spring Lane, Radcliffe, Manchester, M26 2ST
Proposal: The erection of an additional deck and ramp to form a second floor to car park, providing an additional 115 no. spaces; landscaping scheme and lighting
Recommendation: Approve with Conditions **Site Visit:** N
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- 06 Township Forum - Ward:** Ramsbottom + Tottington - Tottington **App No.** 65459
- Location:** Land off Claybank Drive, (off Victoria Street), Tottington, Bury
Proposal: Variation of condition no. 2 (approved plans) of planning permission 63275 to amend house on Plot 1 (north) by raising roof eaves/ridge by 600mm, addition of pitched roof dormer to front elevation, additional windows to attic space and removal of hipped end to roof on west elevation.
Recommendation: Approve with Conditions **Site Visit:** N
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- 07** **Township Forum - Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 65465
- Location:** Whitefield Metrolink, Stanley Road, Whitefield, Manchester, M45 8AB
Proposal: Reconfiguration of the bus turning head and the erection of an additional deck and ramp to form a second floor to car park, providing in total an additional 123 no. spaces; landscaping scheme and lightning
Recommendation: Approve with Conditions **Site Visit:** N
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- 08** **Township Forum - Ward:** Bury East - Redvales **App No.** 65469
- Location:** Land adjacent to 23 Meadway, Bury, BL9 9TY
Proposal: Reserved matters for layout, scale, appearance and landscaping approval following grant of Outline approval ref. 61369 for 2 no. detached dwellings
Recommendation: Approve with Conditions **Site Visit:** N
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- 09** **Township Forum - Ward:** Radcliffe - North **App No.** 65569
- Location:** 31 Brookfield Avenue, Radcliffe, Bolton, BL2 5QH
Proposal: Change of use from dwellinghouse (Class C3) to residential care home (Class C2) with additional parking.
Recommendation: Approve with Conditions **Site Visit:** N
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- 10** **Township Forum - Ward:** Prestwich - St Mary's **App No.** 65589
- Location:** Land at rear of 27 Duckworth Road, Prestwich, Manchester, M25 9GF
Proposal: Variation of condition 2 (approved plans) of planning permission 63374 to remove ash tree (T2)
Recommendation: Approve with Conditions **Site Visit:** N
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