

Title	Planning Applications
To:	Planning Control Committee
On:	13 December 2022
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.

- 1 **Township Forum - Ward:** Prestwich - Sedgley **App No.** 67953
- Location:** 24 Brookfield, Prestwich, Manchester, M25 1EL
Proposal: Demolition of existing link detached dwelling and erection of 2 no. semi-detached dwellings
Recommendation: Approve with Conditions **Site Visit:** N
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- 2 **Township Forum - Ward:** Radcliffe - East **App No.** 68368
- Location:** Land at York Street/Bury Road, Radcliffe, Manchester, M26 2GL
Proposal: Full planning permission for 211 dwellings, together with associated car parking, landscaping, public open space, drainage, the laying out of roads and footways and other associated works including engineering operations to create flood defences and the development platform
Recommendation: Minded to Approve **Site Visit:** N
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- 3 **Township Forum - Ward:** Radcliffe - West **App No.** 68548
- Location:** Stand United Reformed Church, Stand Lane, Radcliffe, Manchester, M26 1JE
Proposal: Proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access
Recommendation: Approve with Conditions **Site Visit:** N
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- 4 **Township Forum - Ward:** Radcliffe - West **App No.** 68549
- Location:** Stand United Reformed Church, Stand Lane, Radcliffe, Manchester, M26 1JE
Proposal: Listed building consent for proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access
Recommendation: Approve with Conditions **Site Visit:** N
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- 5 **Township Forum - Ward:** North Manor **App No.** 68505
- Location:** Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP
Proposal: Demolition works and redevelopment for 4no. new dwellings (3 new build, 1 barn conversion) with car ports and two storey extension at side of existing farmhouse; associated landscaping; access works.
Recommendation: Approve with Conditions **Site Visit:** Y
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- 6 **Township Forum - Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 68615
- Location:** Philips High School, Higher Lane, Whitefield, Manchester, M45 7PH
Proposal: Increase existing car park from 802 m2, 43 bays to provide additional 1.354 m2 to create a further 42 car parking bays plus 2 disabled bays and 2 electric car charging stations; New automated gate 2m high to the entrance road to create a two way system; LED lighting

Recommendation: Approve with Conditions

Site Visit: N

7 **Township Forum - Ward:** Radcliffe - North and Ainsworth **App No.** 68778

Location: Land to rear of 104 Bury New Road, Radcliffe, Bolton, BL2 6QB

Proposal: Removal of existing outbuildings; formation of hardstanding; construction of stable block with tack room / feed store; waste storage container and erection of fencing, gates and stile

Recommendation: Approve with Conditions

Site Visit: N

8 **Township Forum - Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 68542

Location: 79 Bury New Road, Whitefield, Manchester, M45 7EG

Proposal: Change of use from 6 bed HMO (Class C4) to 8 bed HMO (Sui Generis)

Recommendation: Approve with Conditions

Site Visit: Y
