

Title	Planning Applications
To:	Planning Control Committee
On:	20 February 2024
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: Prestwich - St Mary's	App No. 69971
	Location: 509-511 Bury New Road, Prestwich, Manchester, M25 3AJ	
	Proposal: Change of use from snooker hall (Use Class F2) to cabaret venue/bar - drinking establishment (Sui Generis); installation of bifold doors to front elevation. Upgrading existing steps, installation of access ramp and balustrade to provide level access to the front of the building.	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
02	Township Forum - Ward: Prestwich - Sedgley	App No. 70340
	Location: 65 Windsor Road, Prestwich, Manchester, M25 0DB	
	Proposal: Change of use of ground floor from shop to restaurant (Use Class E) with opening times 07.30 - 21.00; canopy at front and installation of an external flue pipe at the side/rear (Temporary consent for 12 months)	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
03	Township Forum - Ward: Bury East	App No. 70342
	Location: 47 Fairfield Drive, Bury, BL9 7SL	
	Proposal: Demolition of existing conservatory and erection of single storey side extension	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
04	Township Forum - Ward: Radcliffe - North and Ainsworth	App No. 70367
	Location: 210 Turks Road, Radcliffe, Manchester, M26 3NW	
	Proposal: Single storey extension at side	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
05	Township Forum - Ward: Prestwich - Holyrood	App No. 70011
	Location: 3 no. sites on Sandgate Road, 2 no. sites on Heys Road and 1 no. site on Heywood Road, Willow Road, Fairfax Road and St Margarets Road	
	Proposal: Erection of poles, TPK's and Flat panels to create an Eruv on 9 no. sites	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
06	Township Forum - Ward: Radcliffe - East	App No. 70136
	Location: 21 Church Street East, Radcliffe, Manchester, M26 2PG	
	Proposal: Change of use of ground floor to 7 bedroom House in Multiple Occupation (Sui Generis); Single storey rear extension; Alterations to include new windows and doors	

Recommendation: Approve with Conditions

Site Visit: N

07 **Township Forum - Ward:** Radcliffe - East

App No. 70256

Location: 36 Irwell Street, Radcliffe, Manchester, M26 1LR

Proposal: Change of use from dwellinghouse (Class C3) to children's residential care home (Class C2)

Recommendation: Approve with Conditions

Site Visit: N
