

Title	Planning Applications
To:	Planning Control Committee
On:	28 January 2025
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:** Radcliffe - East **App No.** 70284
- Location:** Former East Lancs Paper Mill & Tower Farm, Church Street East, Cross Lane, Cock Clod Street & Brook Street, Radcliffe, M26 2PG
- Proposal:** Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 400 dwellings, relocation of cricket pitch, including a pavilion, practice nets and scoreboard and including all details required to discharge the following conditions from application 67597; 9 (Acoustic Attenuation); 11 (Surface Water Drainage Proposals); 13 (WSI for Archaeology); 14 (Bat Roost Assessment); 15 (Bat Survey for New Cricket Club Site); 16 (Otter Assessment); 18 (Bird Survey for New Cricket Club Site); 19 (RAMS for Badger Habitat); 21 (Water Framework Directive Assessment); 22 (No Negative Impacts on River Irwell Ecology); 23 (Landscape & Habitat Creation Details); 24 (Affordable Housing Scheme); 25 (Recreation Scheme); 27 (Phasing Plan); 28 (Internal Road Pattern Details); 29 (Scheme of Levels, Drainage & Modelling to support Approved FRA); 31 (FFL's of Dwellings); 32 (River Irwell Buffer Zone Details); 37 (Replacement Cricket Club Facilities); 39 (Highway Details); 40 (Scoot at Water Street); 41 (Parking Strategy); 44 (Travel Plan)
- Recommendation:** Minded to Approve **Site Visit:** N
-
- 02 Township Forum - Ward:** Ramsbottom **App No.** 70937
- Location:** Land adjacent to Abbotts Hall, Woodhey Road, Ramsbottom, Bury, BL0 9RD
- Proposal:** Retention of section of existing unauthorised access track; retention of public right of way; creation of a new section of permissive footpath; retention of pet memorial; new bin and cycle storage; 9no. additional parking spaces, vehicular manoeuvring area and associated hard and soft landscaping, including fencing and new access gate to facilitate access to/from adjacent field for maintenance purposes.
- Recommendation:** Approve with Conditions **Site Visit:** N
-
- 03 Township Forum - Ward:** Whitefield + Unsworth - Unsworth **App No.** 71247
- Location:** Land at the junction of Hollins Brook Way and Pilsworth Road, Bury, BL9 8RR
- Proposal:** Application for reserved matters approval (appearance, landscaping, layout and scale) for the Zone 2 development of commercial building (Hub building, Use Class E) car parking, internal roads and a multi-purpose all-weather sports pitch and all details required to discharge the following conditions from application 68530; 4 (Remediation Strategy), 8 (Construction Environment Management Plan), 17 (Risk Assessment), 18 (Construction Traffic Management Plan), 27 (Landscaping), 28 (Materials), 30 (EV Charging), 32 (Biodiversity), 33 (Ecology), 35 (Transport)
- Recommendation:** Approve with Conditions **Site Visit:** N
-
- 04 Township Forum - Ward:** Prestwich - Sedgley **App No.** 71309
- Location:** 1 Mowbray Avenue, Prestwich, Manchester, M25 0LP

Proposal: Change of use from Dwelling (Class C3) to Residential Institution (Class C2).
Recommendation: Approve with Conditions **Site Visit:** N

05 Township Forum - Ward: Ramsbottom **App No.** 71343

Location: Saw Mills, Off Spring Street, Ramsbottom, Bury, BL0 9JQ
Proposal: Variation of Condition 2 (approved plans) of planning permission 68578 (Demolition of existing saw mill and associated outbuilding and construction of 5 no. dwellings) - revised site layout
Recommendation: Approve with Conditions **Site Visit:** N

06 Township Forum - Ward: Radcliffe - East **App No.** 71353

Location: 25 Thomas Street, Radcliffe, Manchester, M26 2UH
Proposal: Change of use from Public House (sui generis) to a 10 Bedroom (single occupancy) HMO
Recommendation: Approve with Conditions **Site Visit:** N

07 Township Forum - Ward: Ramsbottom **App No.** 71359

Location: Eagle And Child, 3 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DL
Proposal: Retrospective application for the retention of external bar, toilet block/log store and pergola
Recommendation: Approve with Conditions **Site Visit:** N

08 Township Forum - Ward: Prestwich - Sedgley **App No.** 71388

Location: Freisner Day Nursery, Earl Street, Prestwich, Manchester, M25 1GQ
Proposal: Variation of Conditions 2, 5, 6 and 7 (approved plans) of planning permission 70070 Change of use from nursery building to 3 no. dwellings with associated car parking & external works – to facilitate the retention of the existing chimney. Removal of condition 14 to allow for retention of existing chimney
Recommendation: Approve with Conditions **Site Visit:** N
