

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>21 October 2025</b>
<b>By:</b>	<b>Development Manager</b>
<b>Status:</b>	<b>For Publication</b>

### **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.

<b>01</b>	<b>Township Forum - Ward:</b> Ramsbottom	<b>App No.</b> 72134
	<b>Location:</b> Twine Valley Farm. off Church Road, Shuttleworth, Ramsbottom, Bury, BL0 0EH	
	<b>Proposal:</b> Application for the removal of a condition no. 2 (keeping of animals) on allowed appeal ref: APP/T4210/C/18/3195131	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>02</b>	<b>Township Forum - Ward:</b> Radcliffe - North and Ainsworth	<b>App No.</b> 71464
	<b>Location:</b> Land at rear of Westminster Avenue, Radcliffe, Manchester, M26 3WD	
	<b>Proposal:</b> Erection of 14 garages - 2 identical blocks of 7 units each	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>03</b>	<b>Township Forum - Ward:</b> Ramsbottom	<b>App No.</b> 71009
	<b>Location:</b> Higher Ash Barn, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD	
	<b>Proposal:</b> Change of use of land to residential, engineering operations and erection of a garage/garden outbuilding.	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>04</b>	<b>Township Forum - Ward:</b> Prestwich - Sedgley	<b>App No.</b> 71422
	<b>Location:</b> 52 Bury Old Road, Prestwich, Manchester, M25 0ER	
	<b>Proposal:</b> Demolition of the Existing Mosque and Community Facility and the Erection of a Replacement Mosque and Community Facility (F1 (f)).	
	<b>Recommendation:</b> Mind to Approve	<b>Site Visit:</b> N
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<b>05</b>	<b>Township Forum - Ward:</b> Radcliffe - North and Ainsworth	<b>App No.</b> 72105
	<b>Location:</b> 23 Church Street, Ainsworth, Bolton, BL2 5RA	
	<b>Proposal:</b> Single storey flat roof rear extension	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>06</b>	<b>Township Forum - Ward:</b> North Manor	<b>App No.</b> 70213
	<b>Location:</b> Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP	
	<b>Proposal:</b> Conversion of existing public house to 5 no. apartments and changes to land levels at side and rear of the building to create parking area	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>06</b>	<b>Township Forum - Ward:</b> North Manor	<b>App No.</b> 70214

**Location:** Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP  
**Proposal:** Listed building consent for conversion of existing public house to 5 no. apartments  
**Recommendation:** Approve with Conditions  
**Site Visit:** N

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**07 Township Forum - Ward:** Whitefield + Unsworth - Unsworth **App No.** 71926

**Location:** Elms Bank Specialist Arts College, Ripon Avenue, Whitefield, Manchester, M45 8PJ  
**Proposal:** Installation of temporary Portakabin single-storey building to be used as a classroom for a temporary period of 156 weeks.  
**Recommendation:** Approve with Conditions  
**Site Visit:** N

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**08 Township Forum - Ward:** Bury West **App No.** 71978

**Location:** 240 Bolton Road, Bury, BL8 2PA  
**Proposal:** Change of use from dwelling (Class C3) to 8 bed house in multiple occupation (HMO) (sui generis) including extending/raising the roof over existing rear garage  
**Recommendation:** Approve with Conditions  
**Site Visit:** N

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