

# REPORT FOR DECISION

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>30<sup>th</sup> SEPTEMBER 2014</b>
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>DEVELOPMENT MANAGER</b>
<b>CONTACT OFFICER:</b>	<b>JOHN CUMMINS</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report lists: Recent Delegated planning decisions since the last PCC
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices.
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework?      Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	N/A

**TRACKING/PROCESS****DIRECTOR:**

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

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**1.0 BACKGROUND**

This is a monthly report to the Planning Control Committee of the delegated planning decisions made by the officers of the Council.

**2.0 CONCLUSION**

That the item be noted.

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**List of Background Papers:-None****Contact Details:-**

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## Planning applications decided using Delegated Powers

Between 21/08/2014 and 21/09/2014



Ward: **Bury East**

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**Application No.:** 57701      **App. Type:** FUL      22/08/2014      Approve with Conditions  
**Location:** 7 & 9 Market Place, Bury, BL9 0AH

**Proposal:** Retention of new shop fronts

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**Application No.:** 57721      **App. Type:** FUL      29/08/2014      Refused  
**Location:** 134 Rochdale Road, Bury, BL9 7BD

**Proposal:** Retrospective application for single storey extension at side

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**Application No.:** 57758      **App. Type:** FUL      03/09/2014      Approve with Conditions  
**Location:** 48 Coniston Drive, Bury, BL9 9PY

**Proposal:** Single storey extension at side/rear

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**Application No.:** 57765      **App. Type:** FUL      22/08/2014      Approve with Conditions  
**Location:** First Choice Continental Foods, 2 Cook Street, Bury, BL9 0RP

**Proposal:** Alterations to doors and windows to front and side elevations to relocate customer entrance to side elevation

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**Application No.:** 57772      **App. Type:** LDCE      01/09/2014      Lawful Development  
**Location:** 7 Kelwood Avenue, Bury, BL9 6TP

**Proposal:** Certificate of lawfulness for existing garage/store

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**Application No.:** 57779      **App. Type:** FUL      09/09/2014      Approve with Conditions  
**Location:** East Lancashire Railway, Bolton Street Station, Bolton Street, Bury, BL9 0EY

**Proposal:** Re-erection of station platform canopy over the Trackside bar (part retrospective)

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**Application No.:** 57798      **App. Type:** FUL      11/09/2014      Approve with Conditions  
**Location:** 50 Wash Lane, Bury, BL9 6AS

**Proposal:** Change of use of building fronting Ormond Street from vehicle body repairs to car wash and alterations to existing repair garage.

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**Application No.:** 57813      **App. Type:** FUL      27/08/2014      Approve with Conditions  
**Location:** 26 Townfields Close, Bury, BL9 0SR

**Proposal:** Single storey extension at rear; Installation of new window at side

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**Application No.:** 57828      **App. Type:** FUL      05/09/2014      Approve with Conditions  
**Location:** Grassed verges adjacent to Padiham Close, Bury, BL9 9NE

**Proposal:** Creation of 8 off - road car parking spaces

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**Application No.:** 57858      **App. Type:** FUL      19/09/2014      Refused  
**Location:** 197 Rochdale Road, Bury, BL9 7BB  
**Proposal:** Retrospective application for the provision of a roller shutter door to the front elevation

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**Application No.:** 57861      **App. Type:** ADV      19/09/2014      Approve with Conditions  
**Location:** Site of former fuel station, junction of Angouleme Way/Murray Road, Bury  
**Proposal:** 1 no. non illuminated double sided hoarding sign (5.5m x 3.0m high).

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**Application No.:** 57877      **App. Type:** LBC      11/09/2014      Approve with Conditions  
**Location:** Two Tubs Inn, 19 The Wylde, Bury, BL9 0LA  
**Proposal:** Listed Building Consent for render repairs / re-rendering

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Ward: **Bury East - Moorside**

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**Application No.:** 57684      **App. Type:** LDCP      01/09/2014      Lawful Development  
**Location:** Bury Campus, Talbot Grove, Bury, BL9 6PH  
**Proposal:** Lawful Development Certificate for a proposed creation of a new access driveway and gates.

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**Application No.:** 57760      **App. Type:** LDCE      27/08/2014      Lawful Development  
**Location:** Wickes Building Supplies Ltd, Moor Street, Bury, BL9 5AQ  
**Proposal:** Certificate of lawfulness for existing use as retail sale of all goods within Use Class A1.

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**Application No.:** 57911      **App. Type:** LDCP      04/09/2014      Lawful Development  
**Location:** 8 West Drive, Bury, BL9 5DN  
**Proposal:** Lawful Development Certificate for a proposed single storey side and rear extension

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**Application No.:** 57924      **App. Type:** LDCP      04/09/2014      Lawful Development  
**Location:** 34 Greymont Road, Bury, BL9 6PN  
**Proposal:** Lawful development certificate for proposed single storey pitched roof rear extension

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Ward: **Bury East - Redvales**

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**Application No.:** 57774      **App. Type:** LDCP      27/08/2014      Refused  
**Location:** 22 St Peters Road, Bury, BL9 9RB  
**Proposal:** Lawful Development Certificate for a proposed single storey rear extension

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**Application No.:** 57799      **App. Type:** FUL      04/09/2014      Approve with Conditions  
**Location:** 198 Alfred Street, Bury, BL9 9EG  
**Proposal:** Single storey extension to rear

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Ward: **Bury West - Church**

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**Application No.:** 57719      **App. Type:** TEL      21/08/2014      Prior Approval Not required  
**Location:** 47-49 Bolton Road, Bury, BL8 2AB  
**Proposal:** Prior approval of proposed change of use of building from retail use (Class A1) to a use falling within Use Class C3 (dwellinghouse)

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**Application No.:** 57782      **App. Type:** FUL      27/08/2014      Approve with Conditions  
**Location:** 474 Bolton Road, Bury, BL8 2DU  
**Proposal:** Two storey extension at side with front dormers; Single storey extension at side; Alterations to existing roof with increase of ridge height at side and pitched roofs to flat roof bays at front/side; Replacement garden wall and gates

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**Application No.:** 57904      **App. Type:** FUL      18/09/2014      Approve with Conditions  
**Location:** 10 Warton Close, Bury, BL8 2JT  
**Proposal:** Single storey extension at rear

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**Application No.:** 57909      **App. Type:** GPDE      22/08/2014      Prior Approval Required and Refused  
**Location:** 17 Chantlers Avenue, Bury, BL8 2LN  
**Proposal:** Prior notification for single storey rear extension.

**Ward:** **Bury West - Elton**

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**Application No.:** 57635      **App. Type:** FUL      27/08/2014      Refused  
**Location:** Brandlesholme Old Hall, Brandlesholme Road, Bury, BL8 4LS  
**Proposal:** Two/single storey extension at rear; Loft conversion with rooflight to rear roof slope

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**Application No.:** 57639      **App. Type:** LBC      27/08/2014      Refused  
**Location:** Brandlesholme Old Hall, Brandlesholme Road, Bury, BL8 4LS  
**Proposal:** Listed building consent for two/single storey extension at rear and loft conversion with roof light to rear roof slope

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**Application No.:** 57746      **App. Type:** LDCP      22/08/2014      Refused  
**Location:** 3 Valley View, Bury, BL8 1WL  
**Proposal:** Certificate of lawfulness for proposed single storey rear extension and loft conversion.

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**Application No.:** 57824      **App. Type:** FUL      08/09/2014      Approve with Conditions  
**Location:** 25 Swanage Close, Bury, BL8 1JT  
**Proposal:** First floor extension at front, side and rear; Single storey extensions at side and rear; Front porch  
(Revised scheme - Amendment to front elevation following granted planning permission 57403)

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**Application No.:** 57844      **App. Type:** FUL      09/09/2014      Approve with Conditions  
**Location:** 18 Keld Close, Tottington, Bury, BL8 1UJ  
**Proposal:** Two storey extension at side; single storey extension at rear including 3 new velux roof windows

**Ward:** **North Manor**

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**Application No.:** 57803      **App. Type:** FUL      11/09/2014      Approve with Conditions  
**Location:** Holly Mount School, Hollymount Lane, Tottington, Bury, BL8 4HS  
**Proposal:** Erection of single storey early years classroom.

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**Application No.:** 57816      **App. Type:** FUL      05/09/2014      Approve with Conditions  
**Location:** Underhill, Redisher Lane, Hawkshaw, Bury, BL8 4HX  
**Proposal:** Single storey extension at side and rear

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**Application No.:** 57817      **App. Type:** FUL      27/08/2014      Approve with Conditions  
**Location:** 20 Springwater Avenue, Ramsbottom, Bury, BL0 9RH  
**Proposal:** First floor/two storey extension at side with extension of existing dormers; Pitched roof to garage at front and new front porch

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**Application No.:** 57853      **App. Type:** FUL      15/09/2014      Approve with Conditions  
**Location:** 9 Queens Place, Summerseat, Ramsbottom, Bury, BL9 5PH  
**Proposal:** Single storey extension to rear and demolition of existing rear shed.

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**Ward:** **Prestwich - Holyrood**

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**Application No.:** 57842      **App. Type:** FUL      02/09/2014      Approve with Conditions  
**Location:** 125 Simister Lane, Prestwich, Manchester, M25 2SA  
**Proposal:** Part single storey / part two storey extension at rear

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**Application No.:** 57854      **App. Type:** FUL      02/09/2014      Approve with Conditions  
**Location:** 9 Westholme Road, Prestwich, Manchester, M25 2RE  
**Proposal:** Single storey extension at side and conservatory at rear

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**Ward:** **Prestwich - Sedgley**

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**Application No.:** 57694      **App. Type:** FUL      05/09/2014      Approve with Conditions  
**Location:** 47 Dovedale Avenue, Prestwich, Manchester, M25 0BT  
**Proposal:** Demolition of existing detached garage; Single storey extension at side and hipped roof to side and rear.

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**Application No.:** 57780      **App. Type:** FUL      10/09/2014      Approve with Conditions  
**Location:** 14 Scholes Lane, Prestwich, Manchester, M25 0BA  
**Proposal:** Two storey extension at rear

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**Application No.:** 57800      **App. Type:** FUL      01/09/2014      Approve with Conditions  
**Location:** 12 Danesway, Prestwich, Manchester, M25 0FS  
**Proposal:** Single storey rear/part side extension; Front porch

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**Application No.:** 57809      **App. Type:** FUL      05/09/2014      Approve with Conditions  
**Location:** 279 Middleton Road, Manchester, M8 4LX  
**Proposal:** Two storey extension at side and rear

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**Application No.:** 57835      **App. Type:** FUL      03/09/2014      Approve with Conditions  
**Location:** 3 Sandringham Grange, Prestwich, Manchester, M25 0BY  
**Proposal:** Two storey extension at rear (Re submission)

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**Application No.:** 57885      **App. Type:** LDCP      03/09/2014      Refused  
**Location:** 18 Hartley Avenue, Prestwich, Manchester, M25 0AT  
**Proposal:** Certificate of lawfulness for proposed loft conversion and extension with 3 no. velux roof lights and single storey side extension with 2 no. velux roof lights

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**Application No.:** 57931      **App. Type:** LDCP      11/09/2014      Refused  
**Location:** 13 West Meade, Prestwich, Manchester, M25 0JD  
**Proposal:** Lawful development certificate for proposed single storey extension at rear and side

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**Ward:** **Prestwich - St Mary's**

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**Application No.:** 57736      **App. Type:** FUL      27/08/2014      Approve with Conditions  
**Location:** Holt House, Headlands Drive, Prestwich, Manchester, M25 9YF  
**Proposal:** Removal of glazing to conservatory roof and replaced with artificial slates and installation of velux windows to 4 no. elevations

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**Application No.:** 57747      **App. Type:** FUL      08/09/2014      Approve with Conditions  
**Location:** 37 Prestwich Hills, Prestwich, Manchester, M25 9PY  
**Proposal:** New porch; Single storey extension at rear; Creation of balcony at first floor level at rear

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**Application No.:** 57786      **App. Type:** FUL      09/09/2014      Approve with Conditions  
**Location:** 26 Scott Road, Prestwich, Manchester, M25 9GN  
**Proposal:** Two storey extensions to front, side and rear and balcony to rear.

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**Application No.:** 57826      **App. Type:** FUL      11/09/2014      Approve with Conditions  
**Location:** 75 Butterstile Lane, Prestwich, Manchester, M25 9PQ  
**Proposal:** Single storey side and rear extension

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**Application No.:** 57900      **App. Type:** FUL      19/09/2014      Approve with Conditions  
**Location:** 431 Bury New Road, Prestwich, Manchester, M25 1AF  
**Proposal:** Change of use from dog grooming parlour to taxi booking office on first floor (no passing trade) with retail on ground floor (Resub: 57676).

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**Ward:** **Radcliffe - East**

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**Application No.:** 57603      **App. Type:** FUL      27/08/2014      Approve with Conditions  
**Location:** Land off Dumers Lane (adjacent Hardy's Gate Bridge), Radcliffe, Manchester, M26 2QJ  
**Proposal:** Two storey nursery building with associated parking and external play areas

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**Application No.:** 57818      **App. Type:** GPDE      21/08/2014      Prior Approval Not required  
**Location:** 12 Higher Pit Lane, Radcliffe, Manchester, M26 4LP  
**Proposal:** Prior notification of single storey extension at rear

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**Application No.:** 57856      **App. Type:** ADV      15/09/2014      Approve with Conditions  
**Location:** Dumers Lane Post Office, 263 Dumers Lane, Radcliffe, Manchester, M26 2GN  
**Proposal:** Externally illuminated fascia sign

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**Ward:** **Radcliffe - North**

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**Application No.:** 57822      **App. Type:** FUL      27/08/2014      Approve with Conditions  
**Location:** 225 Turks Road, Radcliffe, Manchester, M26 3NN  
**Proposal:** Single storey extension at rear

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**Application No.:** 57865      **App. Type:** GPDE      10/09/2014      Prior Approval Not required  
**Location:** 23 Paramel Avenue, Radcliffe, Bolton, BL3 1PS  
**Proposal:** Prior notification for single storey rear extension

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**Application No.:** 57881      **App. Type:** TEL      18/09/2014      Prior Approval Not required  
**Location:** 10 Thompson Avenue, Ainsworth, Bolton, BL2 5RJ  
**Proposal:** Prior notification for single storey rear extension

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**Ward:** **Radcliffe - West**

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**Application No.:** 57833      **App. Type:** FUL      04/09/2014      Approve with Conditions  
**Location:** 1 Leafield Close, Radcliffe, Manchester, M26 3UD  
**Proposal:** Two storey side extension; Single storey extensions front and rear

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**Application No.:** 57927      **App. Type:** GPDE      29/08/2014      Prior Approval Required and Refused  
**Location:** 87 Ringley Road West, Radcliffe, Manchester, M26 1DW  
**Proposal:** Prior Notification for a single storey extension at the rear

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**Ward:** **Ramsbottom + Tottington - Tottington**

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**Application No.:** 57692      **App. Type:** FUL      01/09/2014      Refused  
**Location:** Bridges Farm, 79-81 Harwood Road, Tottington, Bury, BL8 3PY  
**Proposal:** Conversion of existing building and extension to create granny annexe

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**Application No.:** 57768      **App. Type:** FUL      11/09/2014      Approve with Conditions  
**Location:** 50 Claybank Drive, Tottington, Bury, BL8 4BU  
**Proposal:** Two/single storey extension at rear

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**Application No.:** 57812      **App. Type:** FUL      15/09/2014      Approve with Conditions  
**Location:** Christ Church CE Primary School, Church Street, Walshaw, Bury, BL8 3AX  
**Proposal:** Single storey extension to main entrance for infant block; Single storey kitchen infill extension

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**Application No.:** 57819      **App. Type:** FUL      10/09/2014      Approve with Conditions  
**Location:** 17 Beryl Avenue, Tottington, Bury, BL8 3NF  
**Proposal:** Two/single storey extension at rear and external works at rear

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**Ward:** **Ramsbottom and Tottington - Ramsbottom**

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**Application No.:** 57791      **App. Type:** FUL      18/09/2014      Approve with Conditions  
**Location:** 236 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0EF  
**Proposal:** Extension and conversion of garage to annexe with associated alterations.

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**Application No.:** 57807      **App. Type:** AG      03/09/2014      Prior Approval Required and Granted  
**Location:** Twine Valley Farm, Church Road, Shuttleworth, Ramsbottom, Bury, BL0 0EH  
**Proposal:** Prior notification of agricultural building

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**Application No.:** 57811      **App. Type:** LBC      05/09/2014      Approve with Conditions  
**Location:** 11 Nuttall Hall Cottages, Nuttall Hall Road, Ramsbottom, Bury, BL0 9LR  
**Proposal:** Listed building consent: Removal of existing conservatory roof and replacement with solid roof; Removal of existing wall and insertion of rsj support; Installation of wooden bifold doors

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**Application No.:** 57827      **App. Type:** FUL      09/09/2014      Approve with Conditions  
**Location:** 24 Lime Grove, Ramsbottom, Bury, BL0 0BD  
**Proposal:** Single storey side extension

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**Application No.:** 57843      **App. Type:** GPDE      03/09/2014      Prior Approval Not required  
**Location:** 2 Albemarle Place, Tottington, Bury, BL8 3GN  
**Proposal:** Prior notification for single storey rear extension

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**Ward:** **Whitefield + Unsworth - Besses**

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**Application No.:** 57821      **App. Type:** FUL      15/09/2014      Approve with Conditions  
**Location:** 95 Cunningham Drive, Bury, BL9 8PD  
**Proposal:** Two storey extension at side

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**Application No.:** 57857      **App. Type:** FUL      19/09/2014      Approve with Conditions  
**Location:** 11 Montgomery Drive, Bury, BL9 8PL  
**Proposal:** Two storey side extension with pitched roof porch at front (Resubmission of 57297)

**Ward:** **Whitefield + Unsworth - Pilkington Park**

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**Application No.:** 57778      **App. Type:** FUL      22/08/2014      Approve with Conditions  
**Location:** 64 Marle Croft, Whitefield, Manchester, M45 7NB  
**Proposal:** Single storey extension at rear

**Application No.:** 57788      **App. Type:** FUL      22/08/2014      Approve with Conditions  
**Location:** 68A Radcliffe New Road, Radcliffe, Manchester, M45 7GY  
**Proposal:** Single storey side extension

**Application No.:** 57790      **App. Type:** FUL      08/09/2014      Approve with Conditions  
**Location:** 3 Leslie Avenue, Bury, BL9 8DL  
**Proposal:** Two storey side extension and single storey extensions to front and rear.

**Application No.:** 57802      **App. Type:** FUL      01/09/2014      Approve with Conditions  
**Location:** 2 Ross Avenue, Whitefield, Manchester, M45 7FH  
**Proposal:** Single storey extension at front (Retrospective)

**Application No.:** 57871      **App. Type:** LDCP      03/09/2014      Lawful Development  
**Location:** 198 Park Lane, Whitefield, Manchester, M45 7QL  
**Proposal:** Lawful Development Certificate for a proposed single storey extension side/rear; with dormers at side

**Application No.:** 57892      **App. Type:** FUL      18/09/2014      Approve with Conditions  
**Location:** 1 Highfield Lane, Whitefield, Manchester, M45 7UT  
**Proposal:** Single storey extension at rear and conversion of garage to habitable room

**Ward:** **Whitefield + Unsworth - Unsworth**

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**Application No.:** 57823      **App. Type:** FUL      02/09/2014      Approve with Conditions  
**Location:** St Bernadettes RC Primary School, Abingdon Avenue, Whitefield, Manchester, M45 8PT  
**Proposal:** Single storey classroom extension

**Application No.:** 57829      **App. Type:** FUL      05/09/2014      Approve with Conditions  
**Location:** Grassed verges adjacent to Sawley Avenue, Whitefield, Manchester, M45 8PP  
**Proposal:** Creation of 7 off - road car parking spaces

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**Application No.:** 57869      **App. Type:** FUL      05/09/2014      Approve with Conditions

**Location:** 4 Stokesay Close, Bury, BL9 8DB

**Proposal:** Single storey side and rear extension

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**Total Number of Applications Decided:**      **73**