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AGENDA FOR PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : S Thorpe (Chair), C Boles, D Duncalfe,
U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn,
G Staples-Jones, D Vernon and M Walsh

Dear Member/Colleague

Planning Control Committee

You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Tuesday, 24 October 2023
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	

AGENDA

4 PLANNING APPLICATIONS (*Pages 3 - 16*)

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

24 October 2023

SUPPLEMENTARY INFORMATION

Item:01 Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ Application No. 70002

Demolition of existing school buildings/temporary leisure centre and erection of a two storey temporary school building, external landscaping and associated site infrastructure

Extension of Time - Yes - 26/10/2023

Conditions

The pre-commencement conditions have been agreed with the agent.

The following conditions have been amended:

3. The external finishing materials for the proposal hereby approved shall be those on the application form and drawing reference - FS1013-ALG-02-XX-D-O-0301 P01.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

9. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development of above ground construction works. The contents of the plan should include native tree and shrub planting. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted .

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

12. The measures and facilities detailed in the approved 'Demolition and Construction Management Plan' shall be implemented and be adhered to throughout the demolition and construction periods, with the measures retained and facilities used for the intended purpose for the duration of both periods.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

17. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential

- for infiltration of surface water in accordance with BRE365;
2. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 5. Foul and surface water shall drain on separate systems .

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

Item:02 10 Springside Road, Bury, BL9 5JE Application No. 70077
Demolition of existing single storey side extension and garage; Erection of two/single storey extension to side and rear; Erection of garage in rear garden; Alterations to driveway to create additional parking

Extension of Time - No
Nothing further to report.

Planning applications decided using Delegated Powers

Between 15/09/2023 and 13/10/2023



Ward:

Application No.: 70048 **App. Type:** REG5 25/09/2023 Raise No Objection
Location: Pavement adjacent to 113 Alfred Street, near junction with Cornwall Drive, Bury, BL9 9EQ
Proposal: Regulation 5 Notice of intention to install 15m metal pole, cabinet and feeder pillar

Ward: **Bury East**

Application No.: 69602 **App. Type:** FUL 20/09/2023 Approve with Conditions
Location: Bury Contract Services, Willow Street, Bury, BL9 7QZ
Proposal: Demolition of 4 no. buildings and Erection of a two storey apartment for supported living comprising 13 no. self-contained dwellings, a communal lounge and laundry room & 2 no. manager offices with associated parking and landscaping.

Application No.: 69858 **App. Type:** FUL 19/09/2023 Approve with Conditions
Location: 7 Braemar Drive, Bury, BL9 7PF
Proposal: Single storey extension at side/rear; First floor extension at rear with new first floor window and Juliet balcony

Application No.: 69918 **App. Type:** FUL 02/10/2023 Approve with Conditions
Location: Fairwinds House, 2 Bridgefield Drive, Bury, BL9 7PE
Proposal: Two-storey side extension with Juliet balcony, first-floor rear extension and single storey rear extension

Application No.: 69957 **App. Type:** FUL 18/09/2023 Approve with Conditions
Location: Openshaw Park, Rochdale Road, Bury, BL9 7DS
Proposal: Construction of a new permanent operational vehicular access from Rochdale Road (A58) to Openshaw Park

Application No.: 69965 **App. Type:** FUL 11/10/2023 Refused
Location: 34 Irwell Street, Bury, BL9 0HE
Proposal: Single storey extension at rear

Application No.: 69966 **App. Type:** FUL 27/09/2023 Approve with Conditions
Location: Bury Hospice, Rochdale Old Road, Bury, BL9 7RG
Proposal: Extension of car park to provide 17 new parking spaces

Ward: **Bury East - Moorside**

Application No.: 67625 **App. Type:** FUL 06/10/2023 Approve with Conditions
Location: 121-131 Bell Lane, Bury, BL9 6BB
Proposal: Demolition of existing building and erection of 24 no. apartments and 1 no. retail unit with 23 no. car parking spaces

Application No.: 69392 **App. Type:** FUL 10/10/2023 Refused
Location: Further Davises Farm, Mather Road, Bury, BL9 6TJ

Proposal: Change of use of a building to additional living accommodation; Two storey side extension and Single storey front extension; external alterations including alterations to windows / doors and removal of 2 no. windows

Application No.: 69786 **App. Type:** FUL 18/09/2023 Refused
Location: 42 Walmersley Road, Bury, BL9 6DP

Proposal: Change of use of ground floor from taxi booking office to hot food takeaway (Sui Generis) with installation of extraction flue and external staircase at rear

Application No.: 69908 **App. Type:** FUL 02/10/2023 Approve with Conditions
Location: 114-116 Walmersley Road, Bury, BL9 6DX

Proposal: Change of use from residential use (6 no. self-contained flats Class C3(a)) to residential care home for up to 5 no. young people (Class C2)

Ward: **Bury East - Redvales**

Application No.: 69631 **App. Type:** FUL 18/09/2023 Approve with Conditions
Location: Bury College Woodbury Centre, Market Street, Bury, BL9 0BG

Proposal: Demolition of rear additions to original building, alterations to rear elevations of remaining buildings and associated hard and soft landscaping incorporating additional car parking.

Application No.: 69906 **App. Type:** FUL 09/10/2023 Approve with Conditions
Location: 12 St Peters Road, Bury, BL9 9RB

Proposal: Two storey side extension/single storey extension at side/rear and loft conversion with rear dormer; Erection of outbuilding at rear

Application No.: 69936 **App. Type:** GPDE 18/09/2023 Prior Approval Not Required - Extension
Location: 2 Devon Street, Bury, BL9 9BN

Proposal: Prior approval for proposed single storey rear extension

Application No.: 69939 **App. Type:** FUL 20/09/2023 Refused
Location: 2 Orchid Drive, Bury, BL9 9EL

Proposal: Front porch, Two storey side extension and Single storey rear extension

Application No.: 69970 **App. Type:** FUL 02/10/2023 Approve with Conditions
Location: 34 Grasmere Drive, Bury, BL9 9GB

Proposal: Single storey rear extension; Loft conversion with rear dormer; Conversion of existing garage to habitable room

Ward: **Bury West - West**

Application No.: 69576 **App. Type:** FUL 13/10/2023 Approve with Conditions
Location: St Stephens Church, Stephen Street, Bury, BL8 2QJ

Proposal: Single storey lobby extension at side and access ramp.

Application No.: 69800 **App. Type:** FUL 25/09/2023 Approve with Conditions
Location: 34 Newington Drive, Bury, BL8 2NE
Proposal: Front porch; Single storey rear extension; Dormer extension at rear; Extension to existing 2 no. front dormers to form 1 no. dormer with new balcony; extension to front bay window; Relocation of front door and removal of side door; garage conversion including change from garage door to window; alterations to the existing vehicular access and replacement of dropped kerb; Alterations to rear garden and retaining wall/boundary.

Application No.: 69805 **App. Type:** FUL 20/09/2023 Approve with Conditions
Location: Land opposite Fox Barn, Meadowcroft Farm, off Slaidburn Drive, Bury, BL8 3PD
Proposal: Timber field shelter/storage shed

Application No.: 69842 **App. Type:** FUL 18/09/2023 Approve with Conditions
Location: 17 Blackrod Drive, Bury, BL8 2TQ
Proposal: Two/single storey rear extension; Addition of 2 no. windows to side elevation

Application No.: 69905 **App. Type:** FUL 27/09/2023 Approve with Conditions
Location: 16 Abbey Drive, Bury, BL8 2HP
Proposal: First floor extension at side/rear

Application No.: 69937 **App. Type:** FUL 11/10/2023 Approve with Conditions
Location: 504 Bolton Road, Bury, BL8 2DU
Proposal: Single storey front extension; Two storey side extension and 1.5m high wall and gate on front boundary

Application No.: 69992 **App. Type:** FUL 06/10/2023 Approve with Conditions
Location: 8 Slaidburn Drive, Bury, BL8 3DG
Proposal: Two storey front extension; Single storey extension at front/side and conversion of existing garage to habitable room with new rooflights; Dormer at rear; External alterations to include changes to windows /doors, juliet balcony at rear and render/cladding to elevations

Application No.: 70017 **App. Type:** FUL 10/10/2023 Approve with Conditions
Location: 135 Newington Drive, Bury, BL8 2EG
Proposal: Single storey rear extension and Front porch

Ward: North Manor

Application No.: 69759 **App. Type:** FUL 18/09/2023 Approve with Conditions
Location: 44A Newcombe Road, Ramsbottom, Bury, BL0 9UT
Proposal: Loft conversion including dormer extension at rear; raising height of ridge of roof and installation of loft window at front

Application No.: 69774 **App. Type:** FUL 11/10/2023 Approve with Conditions
Location: Holcombe Brook Sports Club, Hazel Hall Lane, Tottington, Bury, BL0 9FS
Proposal: Extension to existing bin store; erection of storage container and 2.6m high screen fencing and provision of additional flood lighting to tennis courts.

Application No.: 69819 **App. Type:** FUL 18/09/2023 Approve with Conditions
Location: 46 Vernon Road, Tottington, Bury, BL8 4DD
Proposal: Demolition of garage; Single storey side extension; Loft conversion with 2 no. dormers at front and increased ridge height; Front porch, erection of single storey garden store, relocation of vehicular access and dropped kerb and new sliding gate.

Application No.: 69833 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 41 Wood Road Lane, Summerseat, Bury, BL9 5QA
Proposal: Construction of detached garage at rear

Application No.: 69836 **App. Type:** FUL 29/09/2023 Approve with Conditions
Location: 11 Crag Avenue, Summerseat, Bury, BL9 5NZ
Proposal: Two storey extension at front and alterations to existing front windows; Single storey extension at side and conversion of existing garage/store to living accommodation

Application No.: 69875 **App. Type:** FUL 26/09/2023 Approve with Conditions
Location: 10 Plantation View, Summerseat, Bury, BL9 5PT
Proposal: Single storey rear extension

Application No.: 69877 **App. Type:** FUL 26/09/2023 Approve with Conditions
Location: 9 Plantation View, Summerseat, Bury, BL9 5PT
Proposal: Single storey rear extension

Application No.: 69911 **App. Type:** FUL 20/09/2023 Approve with Conditions
Location: Holly Mount Roman Catholic Primary School, Hollymount Lane, Tottington, Bury, BL8 4HS
Proposal: Erection of additional 2.4m high RAL 6005 V mesh fencing

Application No.: 69922 **App. Type:** FUL 20/09/2023 Refused
Location: 939 Walmersley Road, Bury, BL9 5LL
Proposal: Two storey front extension

Application No.: 69924 **App. Type:** FUL 27/09/2023 Approve with Conditions
Location: 36 Larkfield Close, Tottington, Bury, BL8 4QJ
Proposal: Single storey side/rear extension

Application No.: 69982 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 21 Greenmount Drive, Tottington, Bury, BL8 4HA
Proposal: Erection of garden cabin in rear garden

Ward: **Prestwich - Holyrood**

Application No.: 69715 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 15 Sandgate Road, Whitefield, Manchester, M45 6WG
Proposal: Loft conversion with rear dormer

Application No.: 69823 **App. Type:** FUL 18/09/2023 Approve with Conditions
Location: 1 Laburnum Grove, Prestwich, Manchester, M25 3DW
Proposal: Single storey front and side extension and two storey rear extension

Application No.: 69930 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 48 Heys Road, Prestwich, Manchester, M25 1JY
Proposal: Part single/Part two storey rear extension

Application No.: 69967 **App. Type:** FUL 27/09/2023 Approve with Conditions
Location: 95 Polefield Hall Road, Prestwich, Manchester, M25 2WW
Proposal: Two storey side extension; Entrance canopy/porch at front

Application No.: 69973 **App. Type:** FUL 27/09/2023 Approve with Conditions
Location: 11 Parkville Road, Prestwich, Manchester, M25 2QG
Proposal: Single storey rear extension and alterations to existing garage roof

Ward: Prestwich - Sedgley

Application No.: 69761 **App. Type:** FUL 13/10/2023 Approve with Conditions
Location: 127 Bury Old Road, Prestwich, Manchester, M25 0EQ
Proposal: Conversion of existing garage including removal of garage door and installation of window / door to garden room; Formation of parking area; erection of replacement boundary fence and external alterations

Application No.: 69960 **App. Type:** FUL 26/09/2023 Approve with Conditions
Location: 32 Lichfield Drive, Prestwich, Manchester, M25 0HX
Proposal: Part single/ Part two storey rear extension

Application No.: 69983 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 11 Sedgley Park Road, Prestwich, Manchester, M25 0BJ
Proposal: Single storey extensions at side and rear

Ward: Prestwich - St Mary's

Application No.: 69901 **App. Type:** FUL 28/09/2023 Approve with Conditions
Location: 5 Farm Hill, Clifton Road, Prestwich, Manchester, M25 3JX
Proposal: Two storey rear extension, Single storey rear extension and Front porch

Application No.: 69919 **App. Type:** FUL 10/10/2023 Approve with Conditions
Location: 2 Butt Hill Road, Prestwich, Manchester, M25 9NJ
Proposal: Increase height of existing boundary wall to front and side up to 1.8M high

Application No.: 69972 **App. Type:** FUL 10/10/2023 Approve with Conditions
Location: 36 Agecroft Road East, Prestwich, Manchester, M25 9RT
Proposal: Two storey extension at side/rear; New front porch; Loft conversion with rear dormer

Application No.: 69974 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 77 Prestwich Hills, Prestwich, Manchester, M25 9PY
Proposal: Single storey extensions at front, side and rear

Application No.: 70013 **App. Type:** LDCP 04/10/2023 Lawful Development
Location: 21 Kersal Wood Avenue, Prestwich, M7 3AS
Proposal: Lawful development certificate for proposed Rear Dormer Loft Conversion within the Curtilage of the host dwelling and under 50 Cubic Meters of additional Space

Ward: **Radcliffe - East**

Application No.: 69948 **App. Type:** FUL 11/10/2023 Approve with Conditions
Location: 3 Warth Fold Road, Radcliffe, Manchester, M26 2XL
Proposal: Single storey extension at rear and alterations to roof at side

Application No.: 69994 **App. Type:** FUL 10/10/2023 Approve with Conditions
Location: 22 Holcombe Grove, Radcliffe, M26 1SE
Proposal: Two storey side extension and canopy to front entrance

Application No.: 70027 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: Rossall, Higher Ainsworth Road, Radcliffe, Manchester, M26 4JJ
Proposal: Conversion of flat roof to pitched roof and render to external elevations to existing detached garage

Ward: **Radcliffe - North and Ainsworth**

Application No.: 69852 **App. Type:** FUL 09/10/2023 Approve with Conditions
Location: 227 Ainsworth Road, Radcliffe, Manchester, M26 4EE
Proposal: Change of use from shop (Class E) to residential dwelling (Class C3); Replacement of existing shop front with front door and window

Application No.: 69991 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 2 Bury And Bolton Road, Radcliffe, Manchester, M26 4LD
Proposal: Erection of 1.8m high boundary wall at rear and 1.5m high electric gate at front boundary

Ward: **Radcliffe - West**

Application No.: 69793 **App. Type:** FUL 11/10/2023 Approve with Conditions
Location: Land at side of 30 Chapeltown Road, Radcliffe, Manchester, M26 1YF
Proposal: Change of use of recreation land to extend garden/residential curtilage and erection of detached garage with new vehicular access/driveway

Application No.: 69926 **App. Type:** FUL 02/10/2023 Approve with Conditions
Location: 34 James Street North, Radcliffe, Manchester, M26 1LL
Proposal: Change of use from office (Class E) to residential dwelling (Class C3) (Retrospective)

Ward: Ramsbottom + Tottington - Tottington

Application No.: 69398 **App. Type:** FUL 06/10/2023 Approve with Conditions
Location: Land adjacent to Bentley Hall Farm, Bentley Hall Road, Bury, BL8 3PH
Proposal: Erection of multi-purpose agricultural building with formation of vehicular access track from Bentley Hall Road

Application No.: 69839 **App. Type:** FUL 28/09/2023 Approve with Conditions
Location: 134 Bury Road, Tottington, Bury, BL8 3ET
Proposal: Two/single storey extension at side

Application No.: 70018 **App. Type:** FUL 13/10/2023 Approve with Conditions
Location: 24 Neston Road, Tottington, Bury, BL8 3DB
Proposal: Single storey rear extension

Ward: Ramsbottom and Tottington - Ramsbottom

Application No.: 69680 **App. Type:** FUL 15/09/2023 Approve with Conditions
Location: Land off Nuttall Lane, Ramsbottom, Bury, BL0 9LD
Proposal: Proposed works associated with a stormwater storage scheme, including the installation of an above ground control building, tank air vent, bollards and boundary treatment, modifications to an existing retaining wall, and highway modifications including a new access onto the adopted highway in association with wider permitted development works

Ward: Whitefield + Unsworth - Besses

Application No.: 69828 **App. Type:** FUL 27/09/2023 Approve with Conditions
Location: 9 Derwent Avenue, Whitefield, Manchester, M45 8GJ
Proposal: Single storey extension at side/rear

Application No.: 69882 **App. Type:** FUL 09/10/2023 Refused
Location: 46 Oak Lane, Whitefield, Manchester, M45 8ET
Proposal: Hip to gable roof extension at side and loft conversion with rear dormer

Ward: Whitefield + Unsworth - Pilkington Park

Application No.: 69677 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 21 Pinfold Lane, Whitefield, Manchester, M45 7NY
Proposal: Demolition of existing dwelling and erection of new detached dwelling to replace existing

Application No.: 69693 **App. Type:** FUL 19/09/2023 Approve with Conditions
Location: 20 Parkstone Close, Bury, BL8 2UR
Proposal: Single storey extension at rear

Application No.: 69777 **App. Type:** LDCEP 20/09/2023 Lawful Development
Location: 14 Higher Lane, Whitefield, Manchester, M45 7FY
Proposal: Lawful development certificate for proposed change of use from HMO (Class C4) to residential care home (Class C2)

Application No.: 69799 **App. Type:** FUL 19/09/2023 Approve with Conditions
Location: 35 Radcliffe New Road, Whitefield, Manchester, M45 7QZ
Proposal: Demolition of conservatory / utility room at rear; Erection of front porch; Single storey rear extension; single storey side extension; formation of new vehicular access to driveway; creation of rear patio area and external alterations

Application No.: 69912 **App. Type:** FUL 27/09/2023 Approve with Conditions
Location: 2B Middleton Drive, Bury, BL9 8DS
Proposal: First floor extension at front/side and conversion of existing flat roof at front to pitched

Application No.: 69933 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 1 Park Hill Drive, Whitefield, Manchester, M45 7PD
Proposal: Erection of wall and fencing to side boundaries

Application No.: 69938 **App. Type:** LDCEP 18/09/2023 Lawful Development
Location: 299 Stand Lane, Radcliffe, Manchester, M26 1JA
Proposal: Lawful development certificate for proposed dormer extension to existing side roof elevation

Application No.: 69989 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 3 Stanley Drive, Whitefield, Manchester, M45 7HF
Proposal: Two storey side extension and single storey front and rear extensions

Application No.: 70046 **App. Type:** GPDE 04/10/2023 Prior Approval Not Required - Extension
Location: 40 Radcliffe New Road, Radcliffe, Manchester, M45 7GY
Proposal: Prior approval for proposed single storey rear extension

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 69863 **App. Type:** FUL 09/10/2023 Approve with Conditions
Location: Land off Croft Lane, Bury, BL9 8QA
Proposal: Erection of private day nursery, together with outdoor forest school and play area, access, associated infrastructure and landscaping (Use Class E(f))

Application No.: 69874 **App. Type:** FUL 19/09/2023 Approve with Conditions
Location: 192 Parr Lane, Bury, BL9 8JS
Proposal: Change of use of existing outbuilding at rear of residential property (Class C3(a)) to hairdressing business (Class E)

Application No.: 69876 **App. Type:** FUL 26/09/2023 Approve with Conditions
Location: 9 Ennerdale Drive, Bury, BL9 8HY
Proposal: Two/single storey extension at side/rear

Application No.: 69999 **App. Type:** FUL 04/10/2023 Approve with Conditions
Location: 971 Manchester Road, Bury, BL9 8DN
Proposal: Hip to gable roof extension to sides with loft conversion and rear dormer; Single storey extension at side/rear; Single storey front extension and garage conversion

Total Number of Applications Decided: 74

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