

# Public Document Pack

## AGENDA FOR PLANNING CONTROL COMMITTEE



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**To: All Members of Planning Control Committee**

**Councillors :** 2026-2027 Membership to be confirmed

Dear Member/Colleague

### **Planning Control Committee**

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

<b>Date:</b>	Thursday, 28 <sup>th</sup> May 2026
<b>Place:</b>	Council Chamber, Bury Town Hall
<b>Time:</b>	7.00 pm
<b>Briefing Facilities:</b>	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.

## **AGENDA**

### **1 APOLOGIES FOR ABSENCE**

### **2 DECLARATIONS OF INTEREST**

Members of the Planning Control Committee are asked to consider whether they have an interest in any of the matters on the Agenda and, if so, to formally declare that interest.

### **3 MINUTES OF THE MEETING HELD ON THE 21ST APRIL 2026 (Pages 3 - 4)**

The Minutes of the meeting held on Tuesday the 21<sup>st</sup> April 2026 are attached.

### **4 PLANNING APPLICATIONS (Pages 5 - 58)**

Reports attached.

### **5 DELEGATED DECISIONS (Pages 59 - 74)**

A report from the Head of Development Management on all delegated planning decisions since the last meeting of the planning control committee is attached.

### **6 PLANNING APPEALS (Pages 75 - 78)**

A report from the Head of Development Management on all planning appeal decisions since the last meeting of the Planning Control Committee is attached.

### **7 URGENT BUSINESS**

Any other business which by reason of special circumstances the Chair agrees may be considered as a matter of urgency.

**Minutes of:** **PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 21<sup>st</sup> April 2026

**Present:** Councillor G McGill (in the Chair)  
Councillors C Boles, D Duncalfe, U Farooq, J Harris, M Hayes,  
B Ibrahim, D Quinn, G Staples-Jones and D Vernon

**Public Attendance:** 5 members of the public and 1 member of the press were in attendance at the meeting.

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**PCC.1 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted by Councillor M Walsh.  
There was no substitute representative for Councillor Walsh.

**PCC.2 DECLARATIONS OF INTEREST**

There were no reported declarations of interest.

Councillor G McGill placed on record in relation to the planning application on the agenda, 72700, Land to the south of 188 St Anns Road, Prestwich, M25 9QS that he spoken to a person living in a neighbouring property during canvassing duties. He had not commented nor pre-determined the application or cast pre judgement, therefore he would remain in the meeting during deliberation of this application and take part in the determination and voting.

**PCC.3 MINUTES OF THE MEETING HELD ON THE 24TH MARCH 2026**

**Delegated decision:**

That the Minutes of the meeting held on the 24<sup>th</sup> March 2026 be approved as a correct record and signed by the Chair.

**PCC.4 PLANNING APPLICATIONS**

A report from the Head of Development Management was submitted in relation to applications for planning permission.

There was supplementary information to add in respect of application numbers 72700 and 72790.

The Committee heard representations from supporters in respect of applications submitted. This was limited to three minutes for each speaker.

**Delegated decisions:**

1. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and the supplementary information submitted and subject to all other conditions included: -

**Land to the south of 188 St Anns Road, Prestwich, Manchester, M25 9QS**

Outline application for the erection of 1 no. four bed dwelling with associated landscaping, bins, bikes, and parking (access and landscaping matters reserved)

2. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and the supplementary information submitted and subject to all other conditions included: -

**Chamberhall Business Park, Magdalene Road, Bury, BL9 0JU**

Erection of office HQ with ancillary sport facilities (use class E(g)(i) and mixed-use employment units (use classes B2, B8 and E(g)(ii) and (iii) including associated parking, access and landscaping

3. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted and subject to all other conditions included: -

**84 Windsor Road, Prestwich, Manchester, M25 0DE**

Change of use from dwellinghouse (Class C3 (a) to residential children's home for up to three children (Class C2)

**PCC.5 DELEGATED DECISIONS**

A report from the Head of Development Management was submitted listing all recent planning application decisions made by Officers using delegated powers since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report and appendices be noted.

**PCC.6 PLANNING APPEALS**

A report from the Head of Development Management was submitted listing all recent planning and enforcement appeal decisions since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report and appendices be noted.

**PCC.7 URGENT BUSINESS**

No urgent business was reported.

**COUNCILLOR G MCGILL**  
**Chair**

**(Note: The meeting started at 7.00pm and ended at 7.25pm)**

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>28 May 2026</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.

- 01 Township Forum - Ward:** Radcliffe - North and Ainsworth **App No.** 72692
- Location:** 22 Cockey Moor Road, Bury, BL8 2HB  
**Proposal:** Amendments to dwelling, approved under application 68038 including amended elevations and roof.  
**Recommendation:** Approve with Conditions **Site Visit:** N
- 
- 02 Township Forum - Ward:** Radcliffe - North and Ainsworth **App No.** 72972
- Location:** Land at 41 Arthur Lane, Radcliffe, Bolton, BL2 5PR  
**Proposal:** Variation of condition no. 2 (approved plans) following grant of planning permission 67550 (Conversion of stable to dwelling with single storey extension): enclose the existing stables overhang into the internal space of dwelling  
**Recommendation:** Approve with Conditions **Site Visit:** N
- 
- 03 Township Forum - Ward:** Radcliffe - West **App No.** 72950
- Location:** 12 -14 Abden Street, Radcliffe, Manchester, M26 0AT  
**Proposal:** Change of use from commercial unit and dwelling to 6 bed, 6 person HMO (Class C4) with side render finish, roller shutters removed and changes to rear and front boundary treatment with 1 no. car space provided and 6 no. cycle storage unit provided  
**Recommendation:** Approve with Conditions **Site Visit:** N
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**Ward:** Radcliffe - North and Ainsworth

**Item** 01

**Applicant:** Mr Saeed Postchi

**Location:** 22 Cockey Moor Road, Bury, BL8 2HB

**Proposal:** Amendments to dwelling, approved under application 68038 including amended elevations and roof.

**Application Ref:** 72692/Full

**Target Date:** 09/04/2026

**Recommendation:** Approve with Conditions

### **Description**

The application relates to a residential plot on a residential row of houses on the north side of Cockey Moor Road. The residential properties along the road are mixed in size, style and finish with large garden areas front and back and form a well established ribbon development linking the west side of Bury with Ainsworth village. The site is 'washed over' by the Green Belt and the West Pennine Moors and has open countryside to the north, beyond the rear garden boundary. To the west side is a bungalow with an extension at the rear. To the east side is a two storey, red brick house with a hipped roof. Across Cockey Moor Road, to the south, are two storey detached houses.

The latest application proposes an alteration to the plan approved under reference 68038 in April 2022. Since this approval, there have been two refusals for variations to the scheme, in 2023 and 2025.

The current alteration mainly involves the rear section of the roof and first and second floors, also at the rear.

- The main roof would be amended from its current unauthorised height (9.65m), reducing the main ridge height to 8.2m, taking it slightly below the approved height of 8.36m.
- The revised two storey outrigger on the rear elevation would project out 3m at ground and first floor levels as compared to the approved plan which indicates a projection of 3m at ground and 2.5m at first floor.
- The revised pitch of the main roof (front to rear) would be retained at the existing 37 degrees (approx). This is steeper than the approved pitch of 28 degrees (main roof) and 25 degrees (rear outrigger). The pitch of the roof (side to side) would be retained at approx 37 degrees, similar to that approved previously.
- The single storey elements either side of the two storey rear outrigger would be flat roofed as opposed to the previously approved pitched roofs.
- Alterations to front porch to create a flat roof design as opposed to a pitched roof.
- Alterations to windows on all elevations.
- The site plan indicates that the boundary fencing to side/rear would be a maximum permitted development height of 2m.

It should be noted that the alterations are compared to the approved scheme and not the 'as built', unauthorised dwelling.

### **Relevant Planning History**

57756 - Demolition of existing bungalow and erection of 2 storey replacement dwelling with additional living accommodation in roofspace - Refused 07/10/2014

58590 - Demolition of existing bungalow and erection of 2 storey replacement dwelling

(resubmission) - Approved with Conditions 03/06/2015  
67322 - Erection of detached dwelling - Refused 10/01/2022  
68038 - Erection of detached dwelling - Approved with Conditions 28/04/2022  
69189 - Variation of condition no. 1 (approved plans) of planning permission 68038 for erection of detached dwelling: Increase the size and height of the second floor and External alterations - Refused 08/02/2023  
Enforcement appeal dismissed by Planning Inspectorate 24/06/2025.  
71634 - Variation of condition no. 1 (approved plans) of p/p 68038: Reduction of roof height and the roof to revert back to a hip - Refused 27/03/2025

It is noted that following the dismissal of the enforcement notice appeal, a date is set for the hearing in the Manchester Magistrates Court for the non-compliance of the notice. This is 25th June 2026.

### **Publicity**

Immediate neighbours notified by letter dated 13/02/2026. Five objections have been received and are summarised below:

- This represents a clear attempt to bypass the Planning Inspectorate's June 2024 decision.
- The applicant has a consistent record of non-compliance, having failed to follow the approved plans (68038) and disregarded an enforcement notice that expired in June 2025. Since 2022, they have repeatedly submitted retrospective applications and appeals while continuing unauthorised works. This latest proposal still does not return the property to the 2022 approved design and appears to be a delaying tactic intended to stall ongoing prosecution by the Council's litigation team.
- Allowing this ongoing cycle of applications undermines the integrity of the planning process, sets a concerning precedent, and effectively rewards persistent non-compliance. This four-year saga has caused significant stress and negatively impacted neighbour's wellbeing.
- The Council should uphold the Inspectorate's ruling and refuse this continued deviation from the approved plans.
- The design of the revised house scheme would still be bigger than that approved and as such should be refused.
- The design is poor and unbalanced maintains its dominance with regard to neighbours on either side and within the streetscape.
- Increases overlooking to neighbours at side.
- The new fence to the side is too high (2.6m)
- The revised plan to retain the flat roof would increase to likelihood of a balcony being formed and increase overlooking.

Those making representations have been notified of the Planning Control Committee meeting.

### **Statutory/Non-Statutory Consultations**

N/A

### **Pre-start Conditions - N/A**

### **Development Plan and Policies**

OL7/2 West Pennine Moors  
OL1/2 New Buildings in the Green Belt  
OL1/3 Infilling in Existing Villages in the Green Belt  
EN1/2 Townscape and Built Design

EN7	Pollution Control
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/4	Car Parking and New Development
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development in Bury
EN5/1	New Development and Flood Risk
EN7/5	Waste Water Management
EN4	Energy Conservation
JP-P1	Sustainable Places
JP-G1	Landscape Character
JP-H3	Type, Size and Design of New Housing

## Issues and Analysis

**Background History - Approval, Refusals, Appeal decision and enforcement** - The problems with this site began after the existing bungalow was demolished in 2014/15. After remaining vacant for a number of years, following an initial refusal of permission, planning approval was granted in 2022 for the erection of a two storey dwellinghouse (68038). The approved plans can be seen, along with the proposed plans, at the end of this report.

The house as approved under reference 68038, was not constructed in accordance with the approved plans. Changes were significant, particularly with regard to the overall height and the additional roof volume at the rear. The 'as built' plans can be viewed at the end of this report. A subsequent application was then submitted in 2023 to try to regularise matters. This 'variation' application was refused and the enforcement appeal dismissed with the inspector ruling that the 'as built' works were unacceptable.

A further attempt to regularise the development via an amended plan was submitted in 2025 and, whilst reducing the scale back from the previous proposal, this was deemed unacceptable and refused.

This latest proposal is a further attempt to regularise the development.

It is noted that following the dismissal of the enforcement notice appeal, a date is set for the hearing in the Manchester Magistrates Court for the non-compliance of the notice. This is 25th June 2026. This is a separate process. Applicants have the right to apply for planning permission and each application has to be treated on their own merits. Where identical schemes are submitted, the Local Planning Authority can refuse to determine them. The changes in each case rested upon whether they sufficiently presented a supportable, albeit different schemes. Those were duly dealt with. The current application equally requires its own decision to be made.

**Green Belt** - The National Planning Policy Framework indicates that new development in the green belt should not have a detrimental impact on the character and openness of the Green Belt. New dwellings should not be disproportionately larger than the one it is replacing.

UDP Policy OL1/2 New Buildings in the Green Belt reflects the NPPF in stating that replacement dwellings are acceptable where they are not disproportionate in scale to, or materially larger than, the original dwelling. Where new development is deemed to be inappropriate in that it would have a detrimental impact on the openness of the Green Belt, the development would need to be justified under 'Very Special Circumstances (VSC)'.

Policy OL1/3 indicates that infill development would be acceptable where there is unbroken ribbon development and the new development would not prejudice Green Belt objectives.

Supplementary guidance in SPD8 New Buildings and Associated Development in the Green Belt supports Green Belt policies and indicates that where a replacement dwelling is proposed the new dwelling should reflect the original dwelling in terms of massing, siting and area of footprint, height and should not be materially larger than the one it replaces. A new dwelling that is disproportionately larger or differs materially in position or footprint to the existing house would only be permitted in 'Very Special Circumstances' and only after the applicant has demonstrated why, in these circumstances, permission should be granted.

The site lies within the green belt but is clearly situated within a ribbon of development between Bury and Ainsworth. The issues with regard to the replacement house, as approved in 2022 were dealt with and considered appropriate and policy compliant. Given that the replacement house was considered appropriate, the latest amendments should effectively be assessed as extensions/alterations to that house in the light of green belt policy and guidance.

The critical issue is whether the alterations, over and above the approved scheme, result in a dwelling that appears disproportionate and as a result, would have a detrimental impact on the character and openness of the Green Belt.

With regard to the impact of the development on the openness of the Green Belt in this particular area, whilst the amended design results in a larger property than that approved previously, the alterations are relatively modest in scale and would not be considered so significant as to have a seriously detrimental impact on the openness and character of the green belt, particularly within the established ribbon of housing along Cockey Moor Road. The proposal is, on balance, therefore compliant with Green Belt policy and guidance.

**Design and appearance** - The flat roof, single storey porch on the front elevation sits relatively comfortably on the front elevation and would not be incongruous within the streetscape. As such the porch is considered to be acceptable.

Whilst reducing the main ridge height to something similar to what was previously approved, it remains that the new roof would have a different silhouette, with a slightly steeper pitch, front to back. Although with a steeper pitch the roof would not now appear (with the reduction in height to below that of the originally approved scheme) so dominant within the streetscape as to warrant refusal. It is noted that along this part of Cockey Moor Road, there a number of different house styles with mix of roof designs and this proposal is a further variance within that streetscape.

In terms of visual amenity and streetscape, the proposed scheme is considered to be acceptable and complies with UDP Policies EN1/2 Townscape and Built Design, H2/1 and H2/1 relating to the form and layout of new residential development and H2/3 and guidance in SPD6 relating to extensions and alterations.

**Residential Amenity** - The neighbouring house at No.20 has a ground floor door and hallway window with first floor stairwell and WC windows facing across the side boundary. The bungalow at No.24 has a ground floor secondary side kitchen window and a first floor obscure glazed bathroom window facing the site. In terms of residential amenity, the non-habitable/ secondary windows on the neighbours cannot be afforded significant weight in any assessment as set out within SPD6 adopted policy .

The proposed amended dwelling has two first floor obscure glazed narrow windows facing

the neighbours on either side. On the side/west elevation there is a similar styled obscure glazed narrow window and a door. Given the nature of the windows and the already installed obscure glazing, there would be no direct overlooking of neighbours on either side. The habitable room windows on the front and rear elevations would not result significant overlooking beyond what would reasonably be expected in a residential setting. Nor would their outlook be any different to other properties where the outlook is directly over their own land. The flat roofs over the single storey elements either side of the two storey rear outrigger would be subject to a condition preventing their use as balconies and the rear windows with 1100mm sills would ensure any access would be for emergency purposes only.

In terms of the impact of the single and two storey elements extending beyond the rear elevations of the neighbouring properties on either side, the Council's adopted guidance in SPD6 Alterations and Extensions suggests that two storey extensions should not encroach on a 45 degree line measured from a point on the boundary, 1m beyond the neighbours rear elevation. In terms of the single storey elements, these should not encroach beyond a 45 degree line measured from habitable room windows on neighbours properties. The revised plans indicate that the proposal satisfy this guidance. It is also noted that No.20 Cockey Moor Road has driveway down the side boundary and a single garage at the rear that would in part help screen the single storey element on this side.

Although extending back further beyond the neighbour's property to the east, the new dwelling is, on balance, considered acceptable and complies with UDP Policies H2/1, H2/2 and guidance in SPD6 Extensions and Alterations in relation to residential amenity.

**Access and Parking** - The existing access point from Cockey Moor Road would largely remain unchanged. The proposed driveway and parking area to the front is considered sufficient for three cars to park. The proposal is acceptable to the traffic team and complies with UDP Policies H2/3 extensions and Alterations and HT2/4 Car Parking and New Development and associated guidance in SPD6 and SPD11 in terms of access and parking.

**Permitted development** - As with the previously approved proposal, it is deemed appropriate to remove 'permitted development' rights for the house to control any further amendments or extensions in the interests of visual and residential amenity.

**Representations** - Most of the planning issues raised by the objectors have been addressed in the above report.

On balance, it is not considered that the revised proposal would have a seriously detrimentally impact on the visual amenity and character of the area, the openness of the Green Belt and the residential amenity of the neighbours.

With regard to finishing materials, the applicant wants to retain the proposed finishes as per the plan apart from the boundary wall which would be retained and finished in a terracotta/red brick colour to match the adjacent boundary walls.

As stated, the litigation issues are separate concerns which the Council and courts will duly determine on the appropriate continuation of this particularly as any grant of approval would still require to be implemented. People do have the right to submit alternative applications and decisions must be duly made.

**Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The Local Planning Authority worked positively and proactively with the applicant to identify

various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

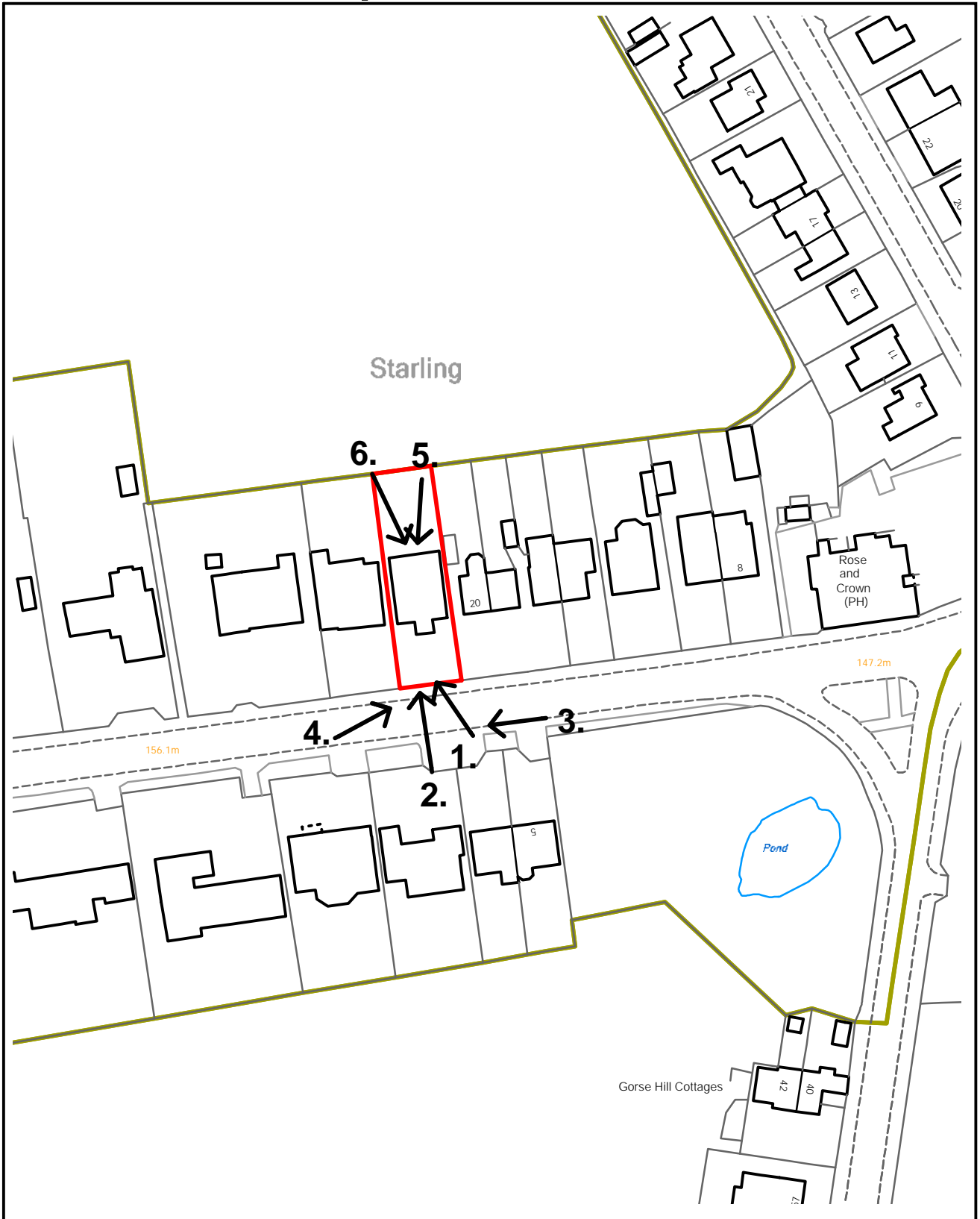
**Recommendation:** Approve with Conditions

### Conditions/ Reasons

1. The proposed works hereby approved shall be completed to the satisfaction of the Local Planning Authority within 6 months from the date of this decision notice.  
Reason. In the interests of visual and residential amenity and good planning practice, pursuant to the NPPF, Places for Everyone and UDP policies listed.
2. This decision relates to the following drawings reference 1423 -  
Location Plan received 24/12/2025  
Streetscene received 13/02/2026,  
Plans As Built received 24/12/2025,  
Revised site plan received 12/05/2026  
Revised plans received 05/05/2026  
Reverse received 05/05/2026  
and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
3. The external finishing materials for the house hereby approved shall match those of the existing property.  
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.  
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
5. Neither of the flat roof areas to the single storey extensions at the rear shall be used as a balcony.  
Reason. In the interests of residential amenity pursuant to UDP Policy H2/2 The Layout of New Residential Development.
6. As indicated in the site plan hereby approved, the boundary fence to the side and rear shall be maintained at a maximum height of 2m.  
Reason. In the interests of residential amenity pursuant to UDP Policies H2/2, H2/3 and guidance in SPD6 as listed.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

# Viewpoints - 72692



ADDRESS: 22 Cockey Moor Road, Bury, BL8 2HB



Planning, Environmental and Regulatory Services

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Photo 1



Photo 2



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Photo 3



Photo 4



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Photo 5



Photo 6

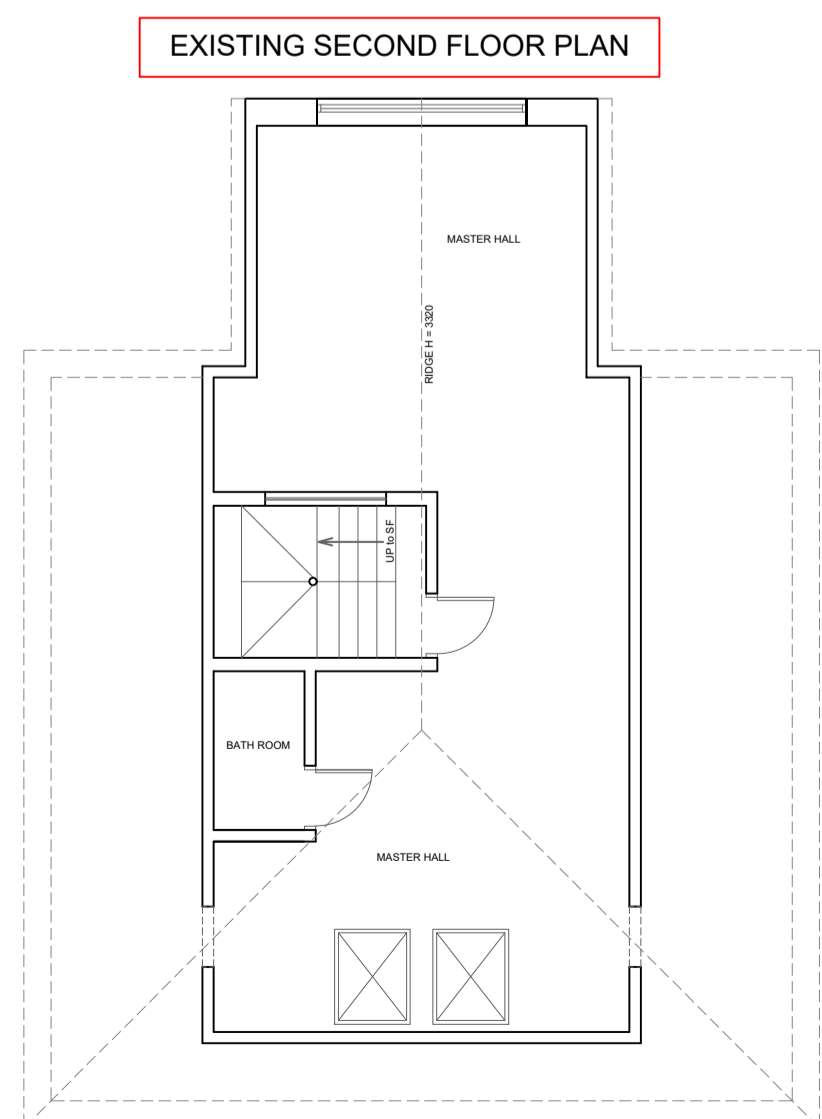
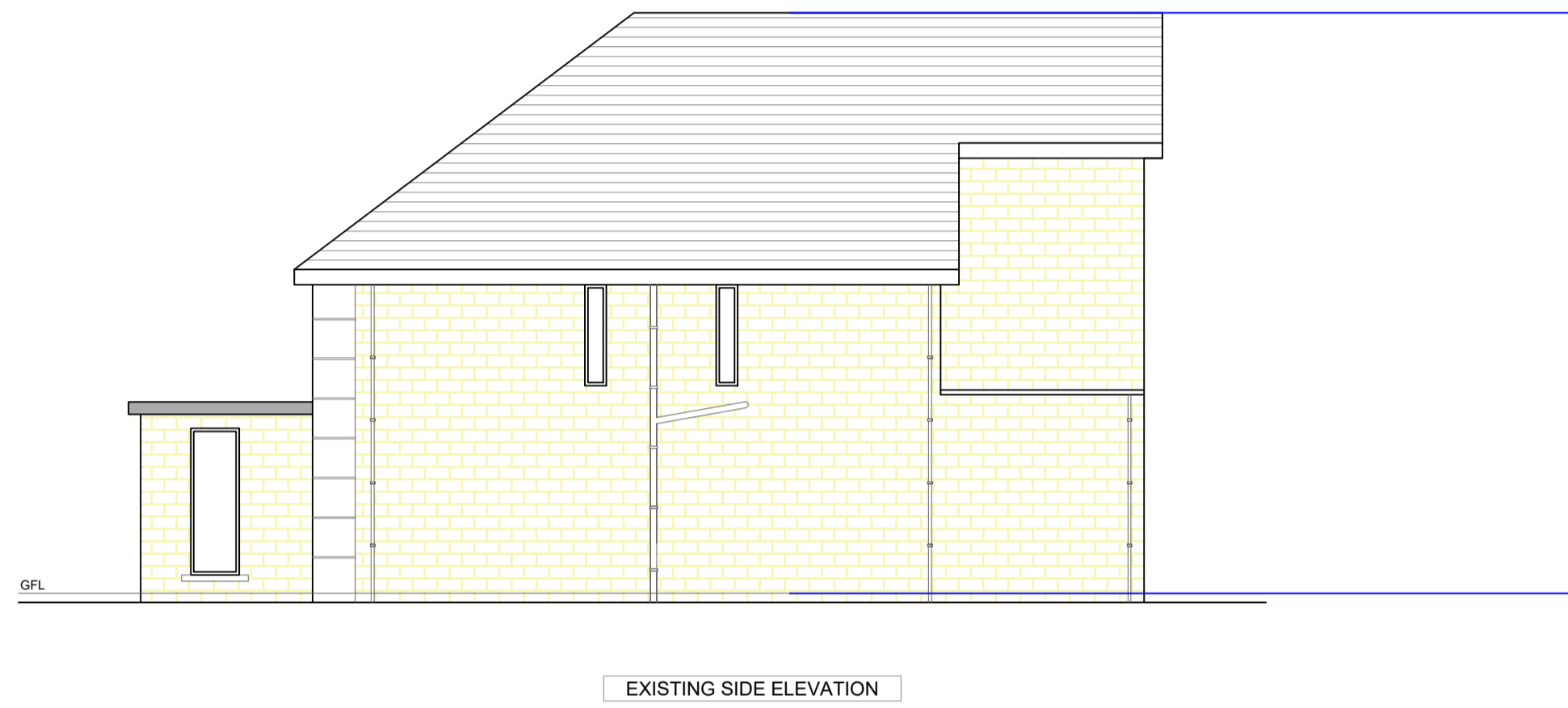
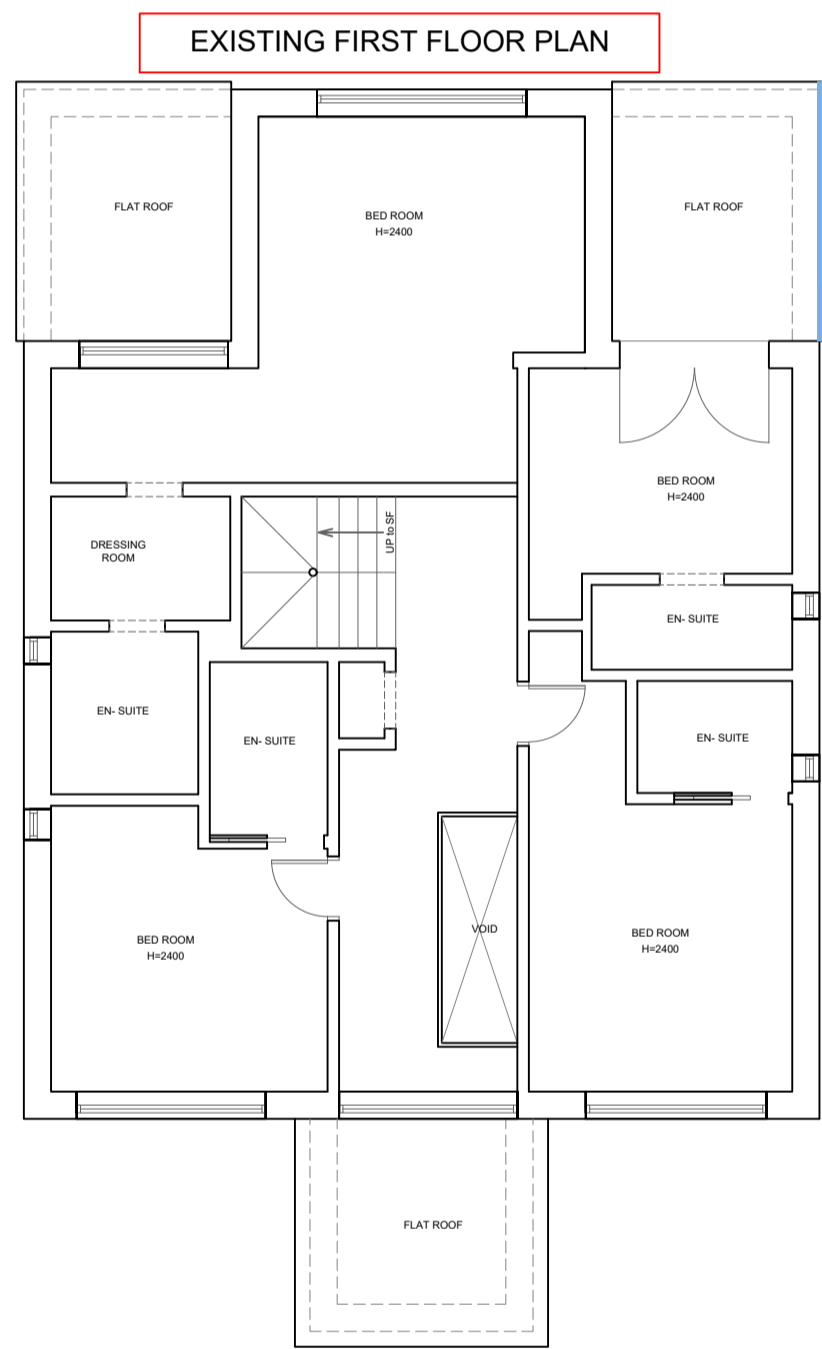
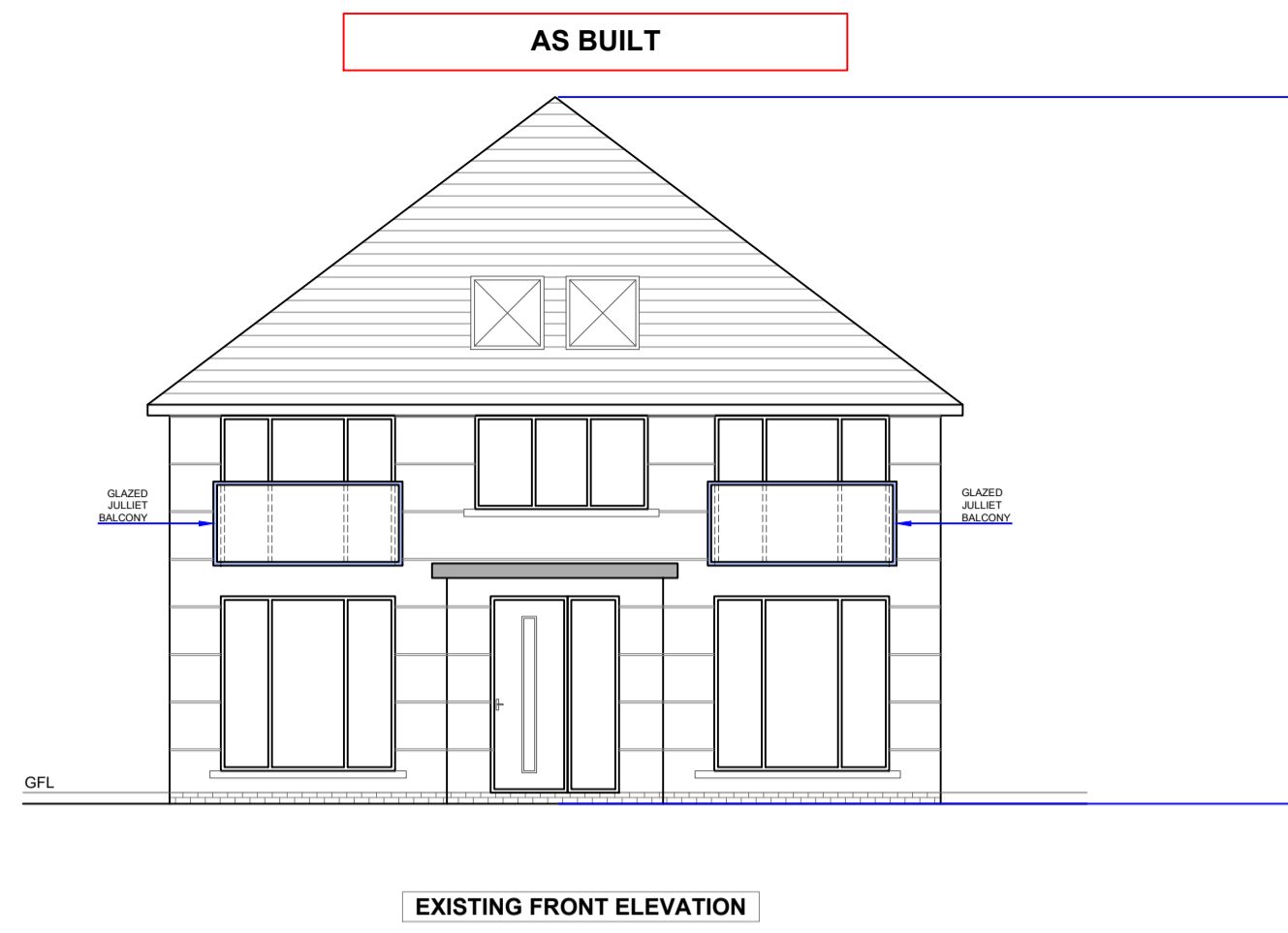
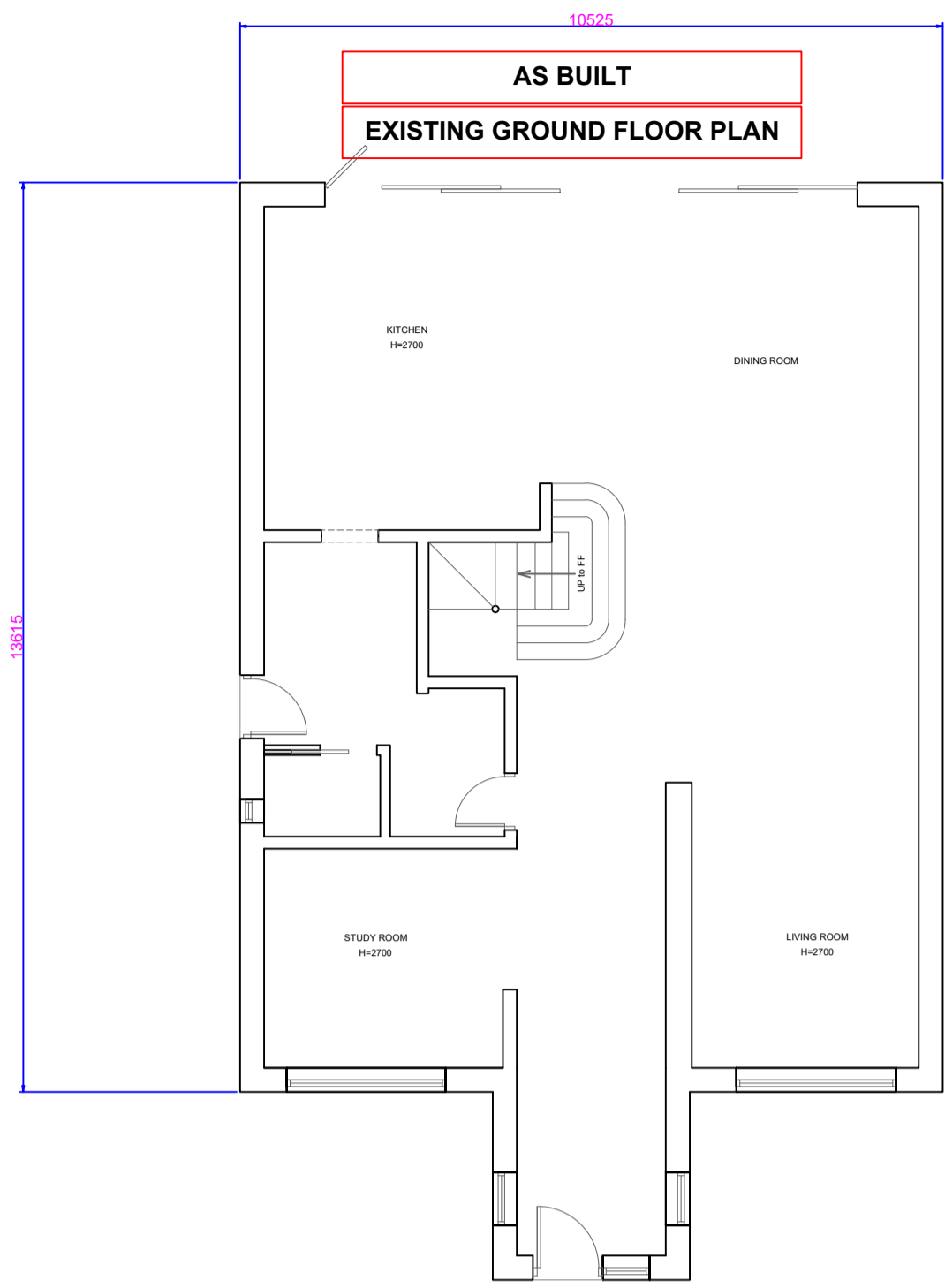


SITE LOCATION PLAN  
AREA 2 HA  
SCALE: 1:1250 on A4  
CENTRE COORDINATES: 377388 410402,



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**BARRY CULLEN**  
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mob: 07851262695



NOTES

REVISIONS

PROJECT: 22 COCKEY MOOR ROAD, BURY.  
NEW BUILD DWELLING ALTERATIONS

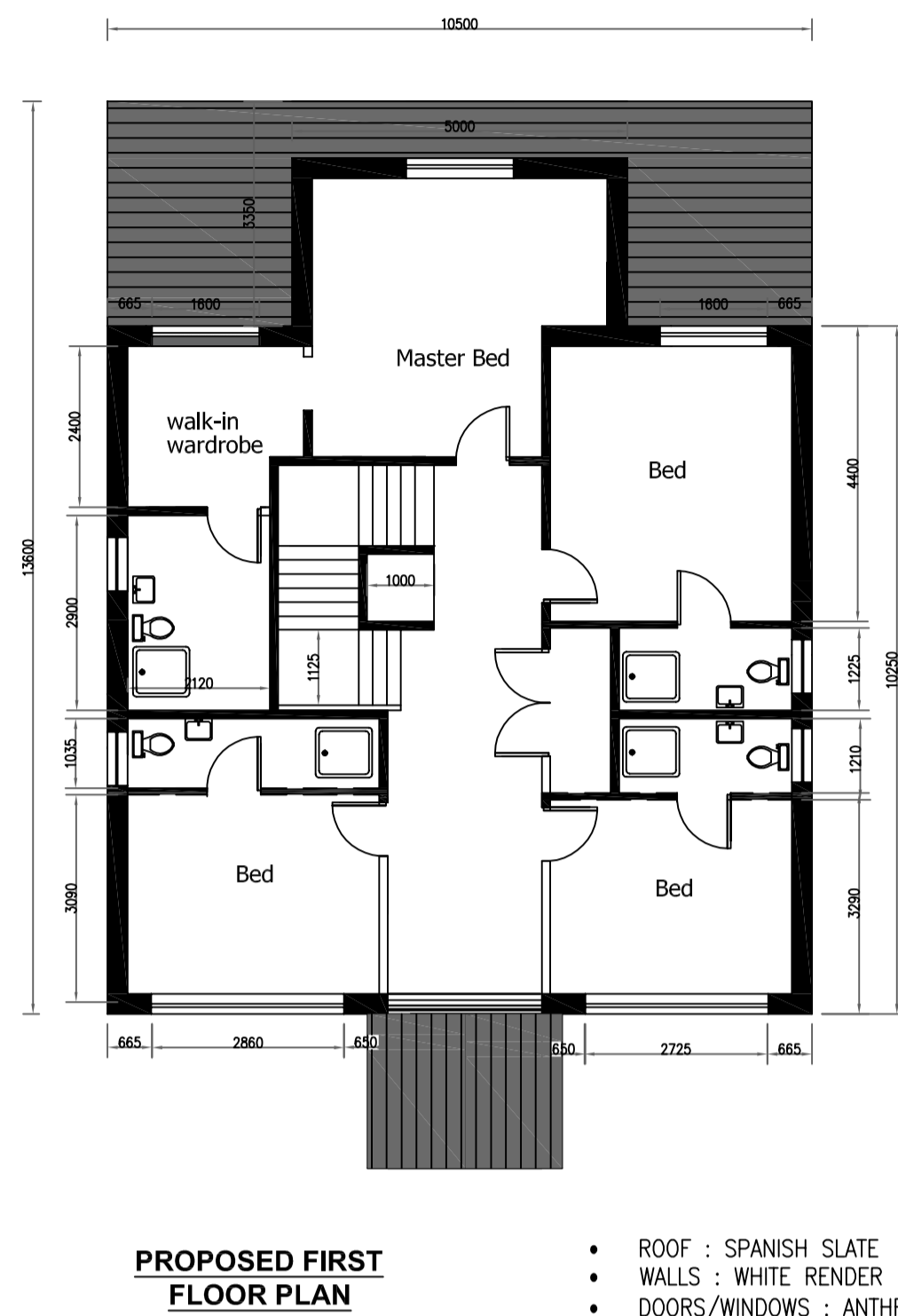
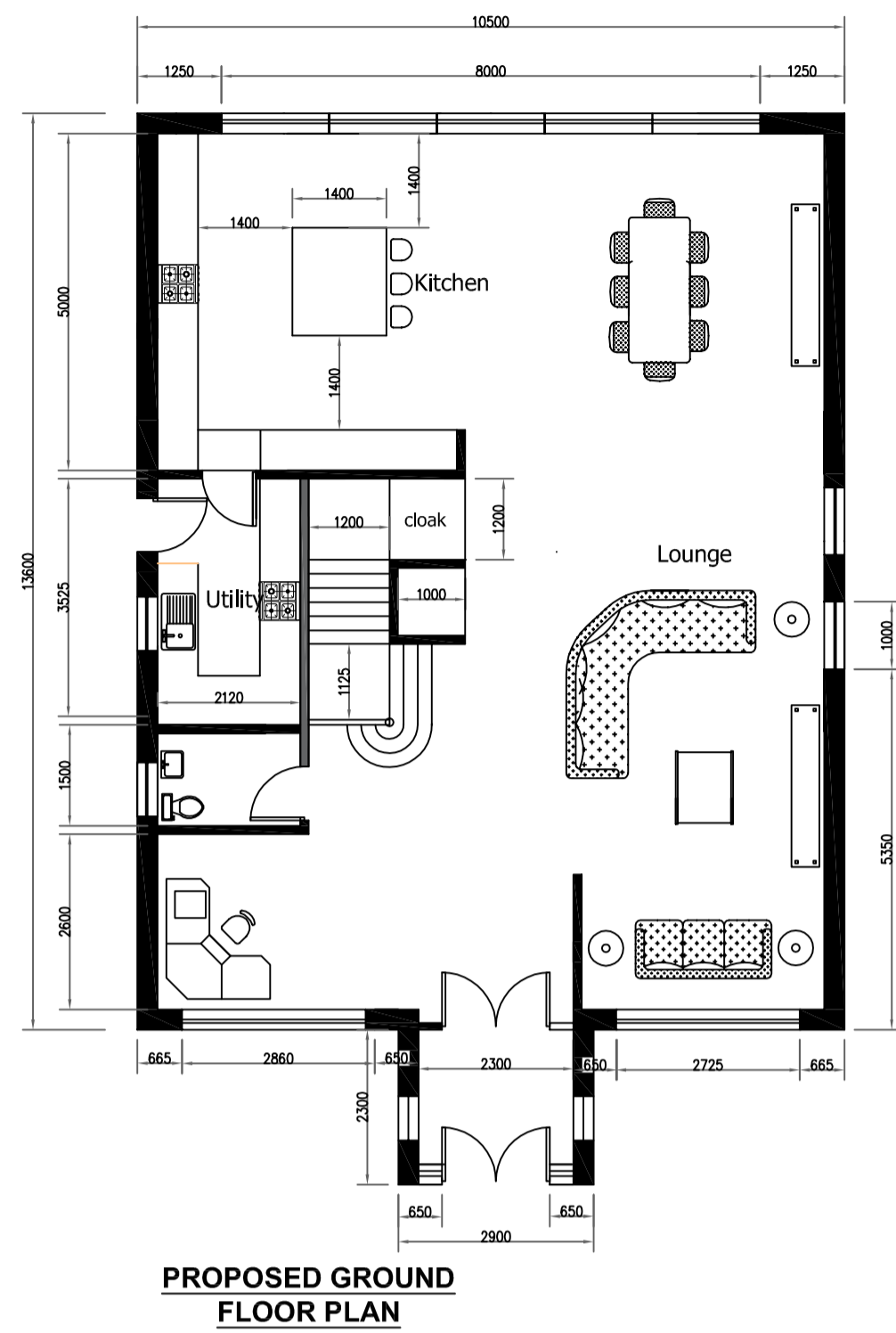
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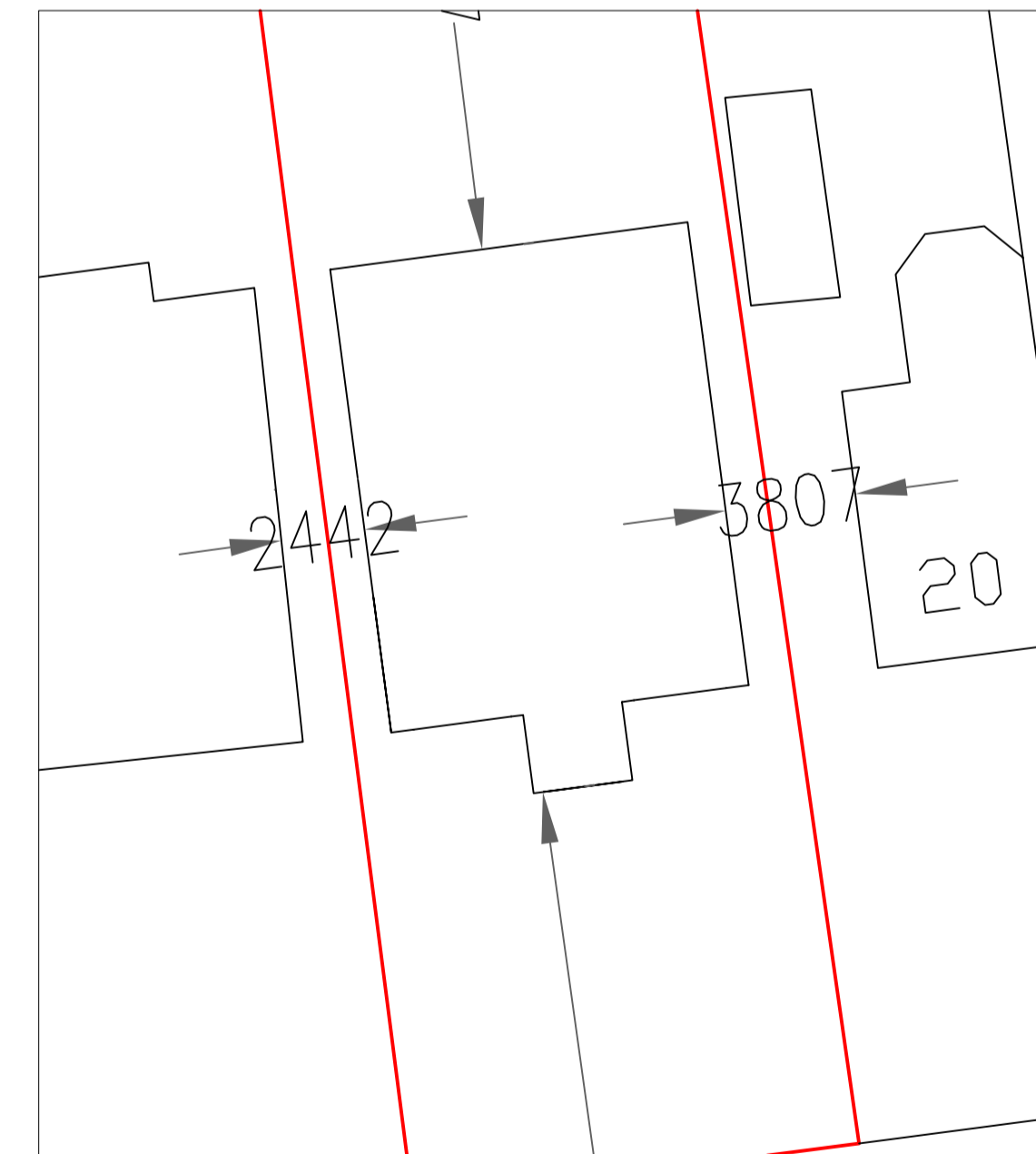
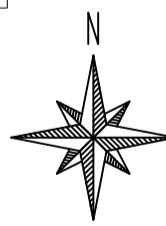
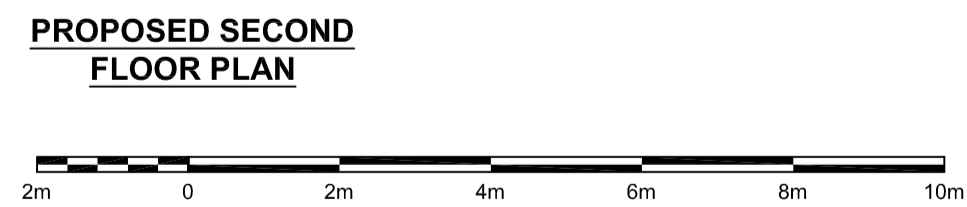
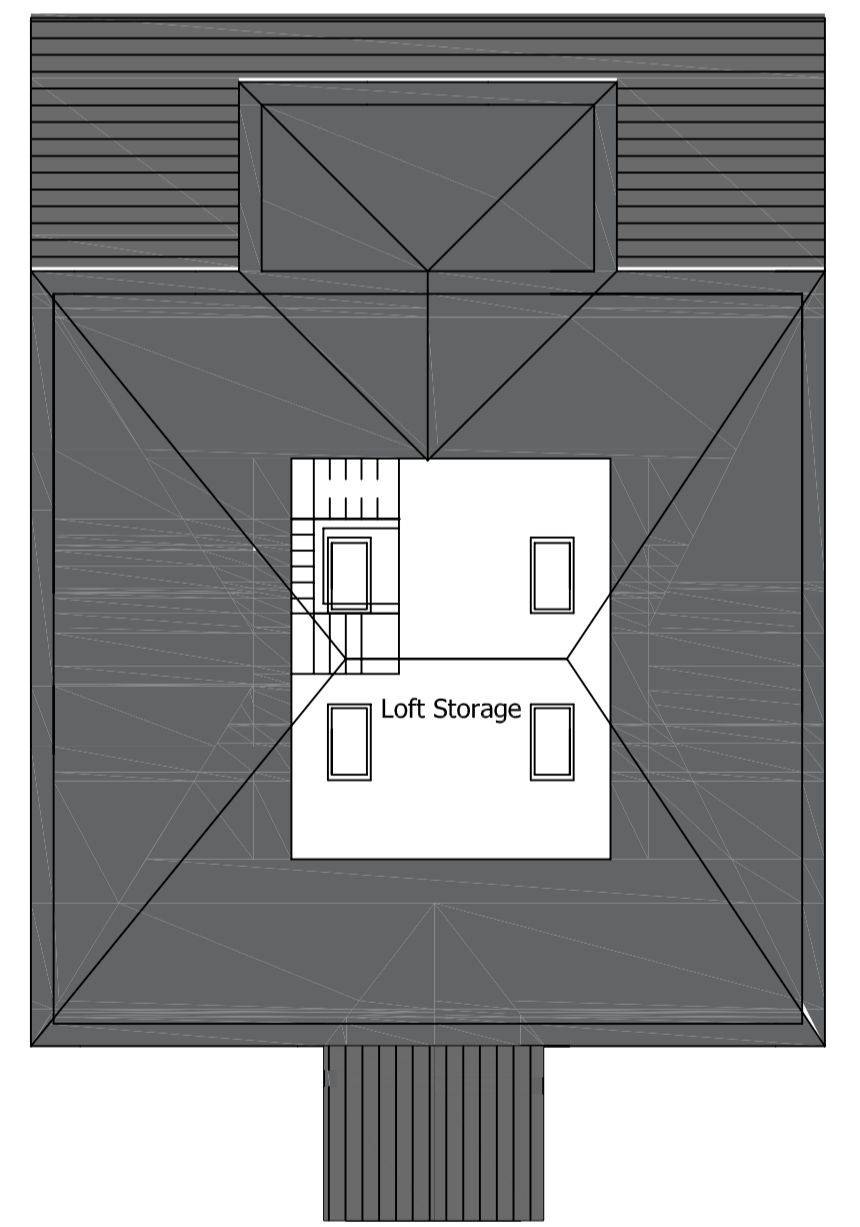
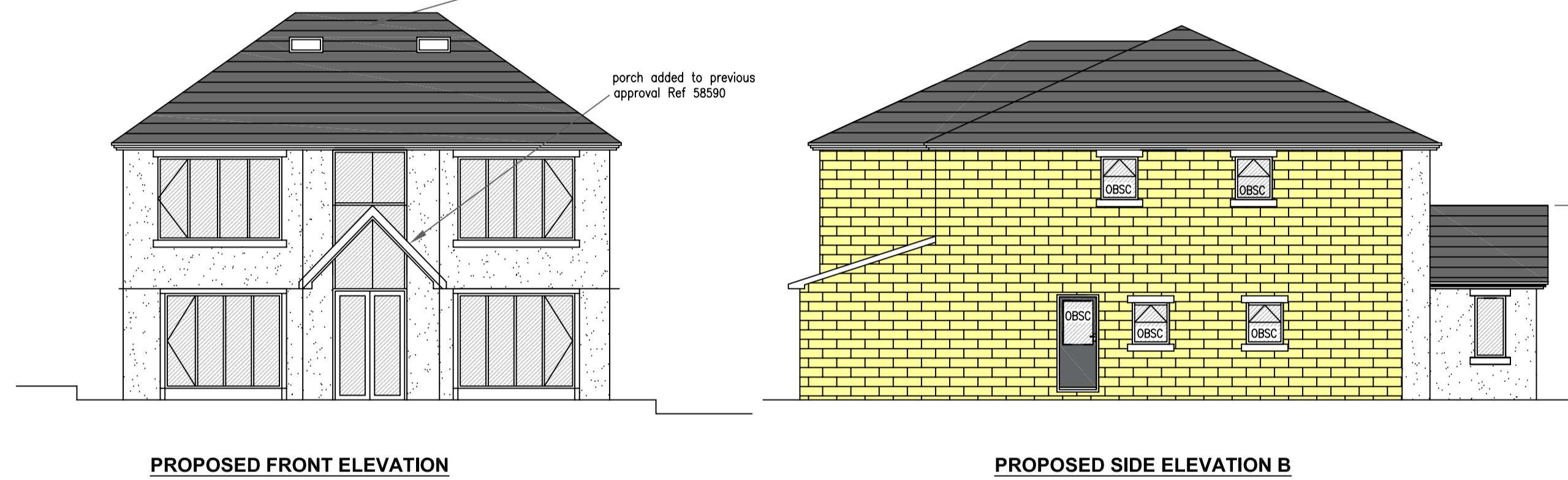
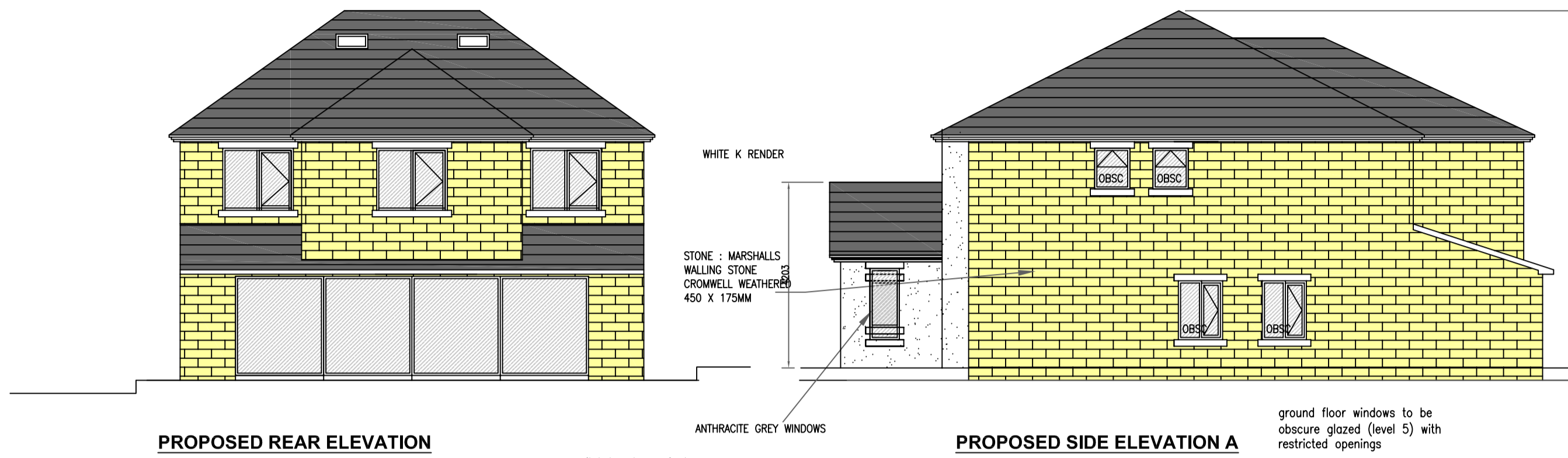
REFERENCE NO: 1423 AS BUILT

**BARRY CULLEN**  
**ARCHITECTURE LTD**  
email: [barrycullenarchitecture@gmail.com](mailto:barrycullenarchitecture@gmail.com)  
mob: 07851262695





- ROOF : SPANISH SLATE
- WALLS : WHITE RENDER
- DOORS/WINDOWS : ANTHRACITE UPVC
- FEATURE FACING MATERIAL TO PORCH : STONE : MARSHALLS WALLING STONE CROMWELL WEATHERED 450 X 175MM
- 175MMRAINWATER GOODS : BLACK ALUMINIUM
- SOFFITS : WHITE PVC



Date	Rev.	Description	Initials
11/11/21	A.	Porch glazing reduced for stability reasons	RA
28/1/22	B.	Porch and hip pitch reduced	RA
10/3/22	C.	Side windows obscure glazed	RA

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Figured dimensions take precedence over scaled measurements from the drawing. All dimensions and drawings to be checked by Client and Contractor and discrepancies clarified with the Client prior to commencement.  
The whole of the works to comply with Planning Approval & Conditions and current Building Regulations. No work to commence without Planning & Building Regulations approval.  
The client must ensure the project complies with the Construction Design and Management Regulations 2015  
The Client should ensure consent from any landowner or interested party is obtained, as well as compliance with Party Wall Act 1996

Notes

**RAD**  
The White House,  
42-44 Chorley New Road,  
Bolton  
BL1 4AP  
Tel : 01204 322196  
Fax : 01204 214110  
Mob: 07790 361104  
Email: info@radesignprojects.co.uk

**Project**  
22 COCKEY MOOR ROAD  
BURY  
BL8 2HB

**Title**  
EXISTING AND PROPOSED PLANS

**Client**

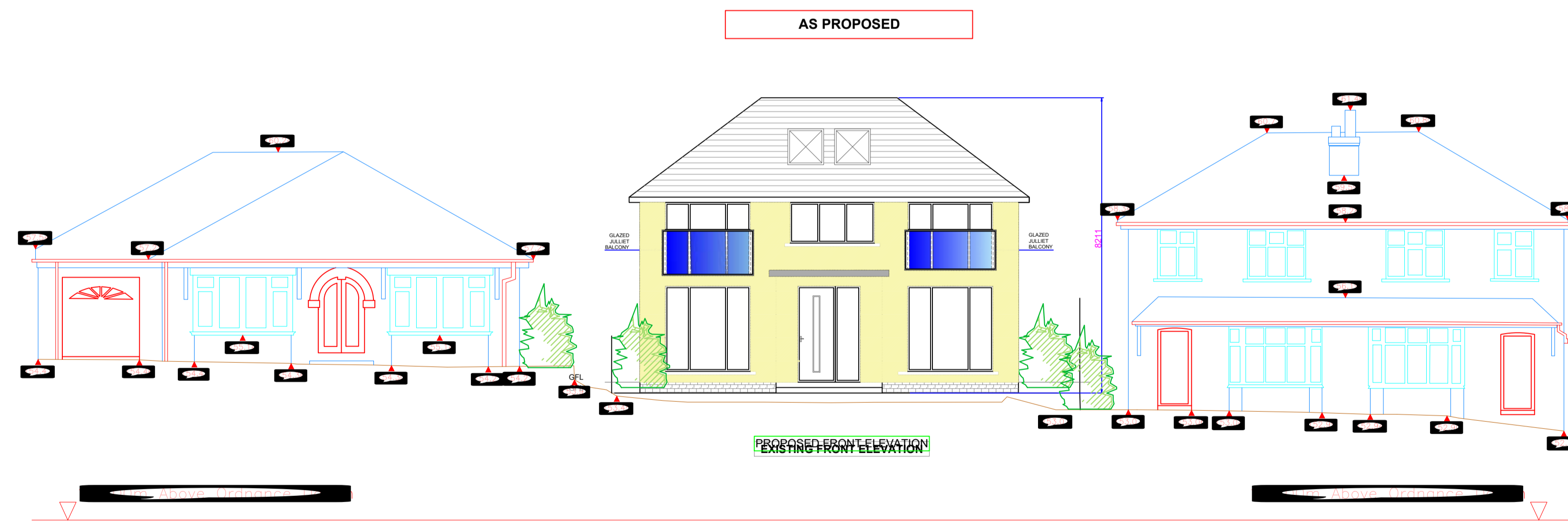
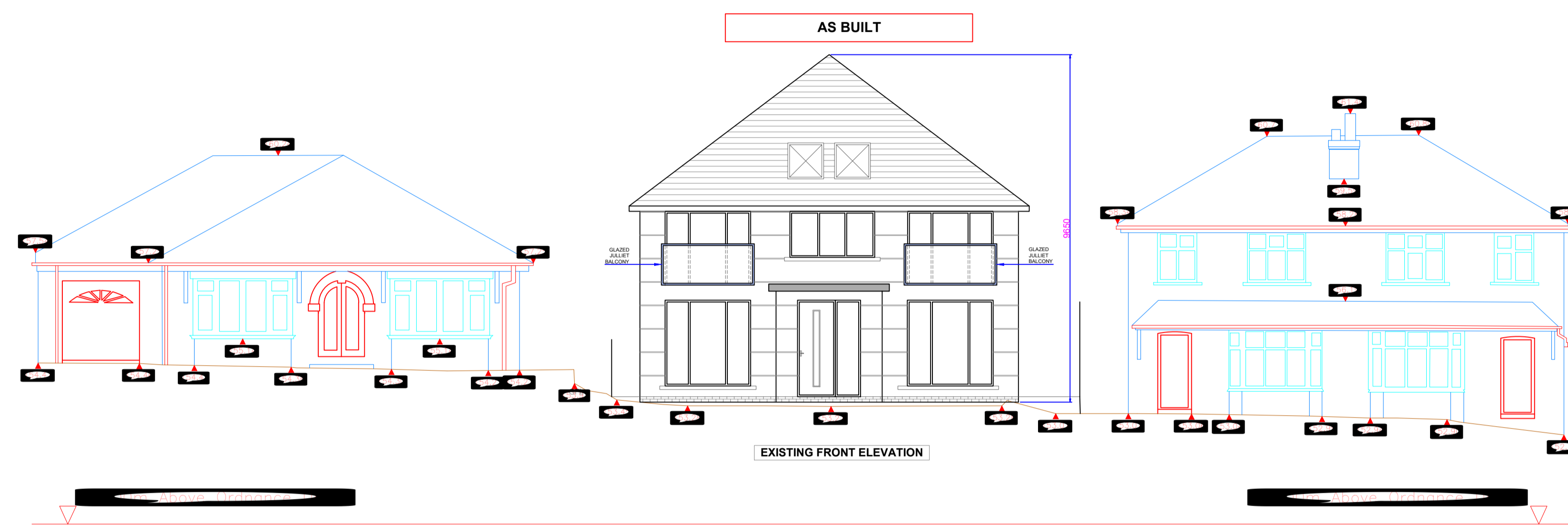
**Drawn** RA

**Date** JULY 2021

**Scale** 1:50 @ A1 / 1:100 @ A3

**Drawing Number** RAD/2289/20/5/RevC

NOTES



REVISIONS

PROJECT: 22 COCKEY MOOR ROAD, BURY.

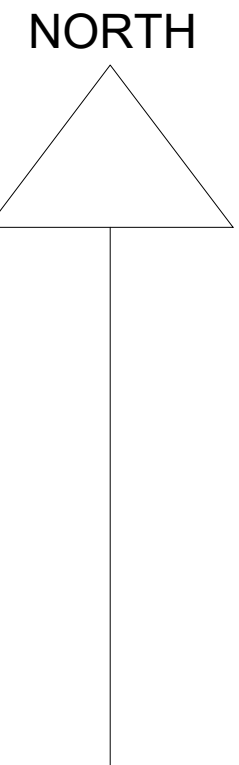
CLIENT: SAEED POSTCHI

SCALE: 1:100 @ A1 SHEET

REFERENCE NO: 1423 STREETSCENE

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 mob: 07851262695

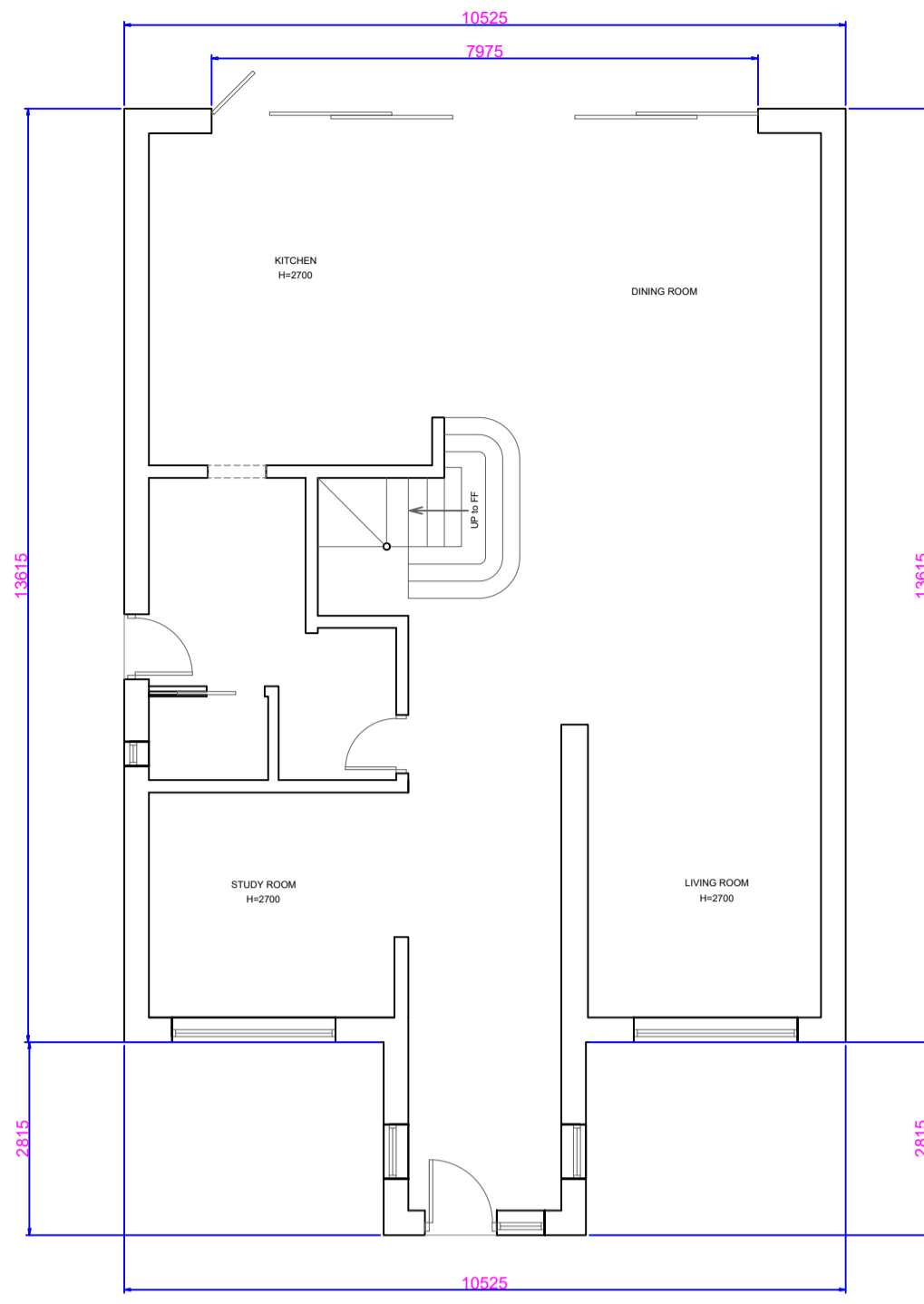




PROPOSED SITE PLAN: 1:200 ON A3 PAPER

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 mob: 07851262695

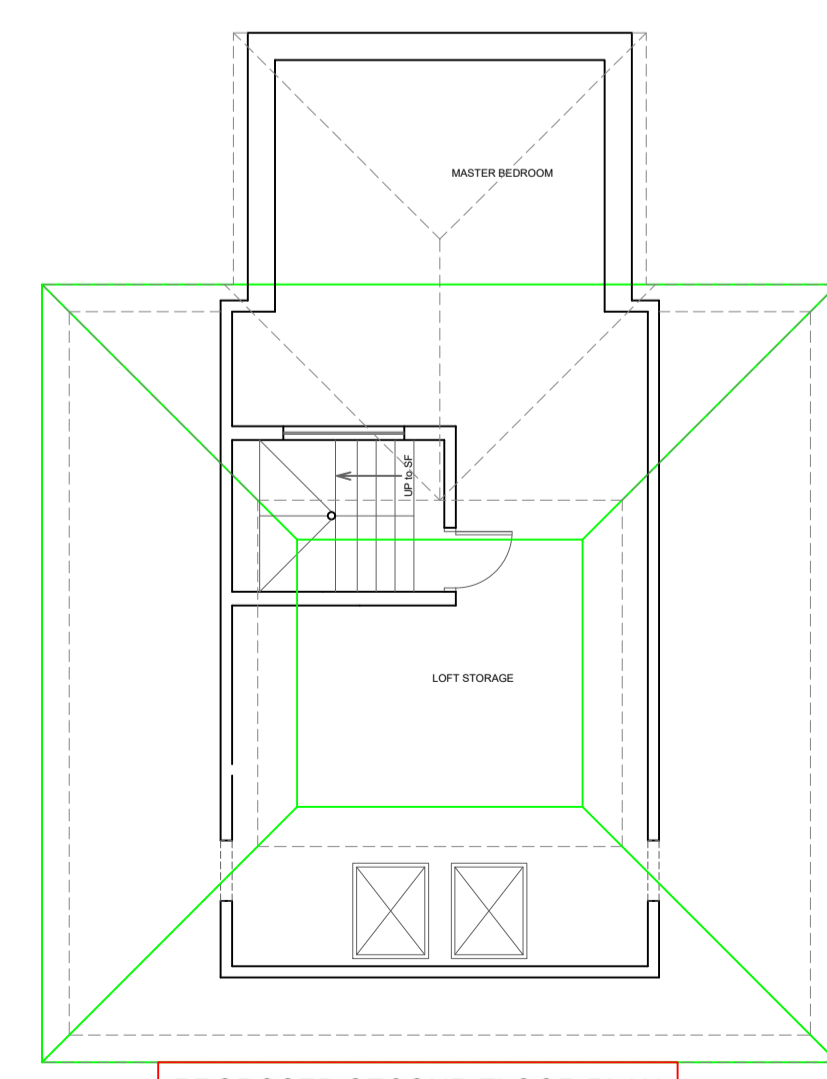
COCKEY MOOR RD



PROPOSED GROUND FLOOR PLAN



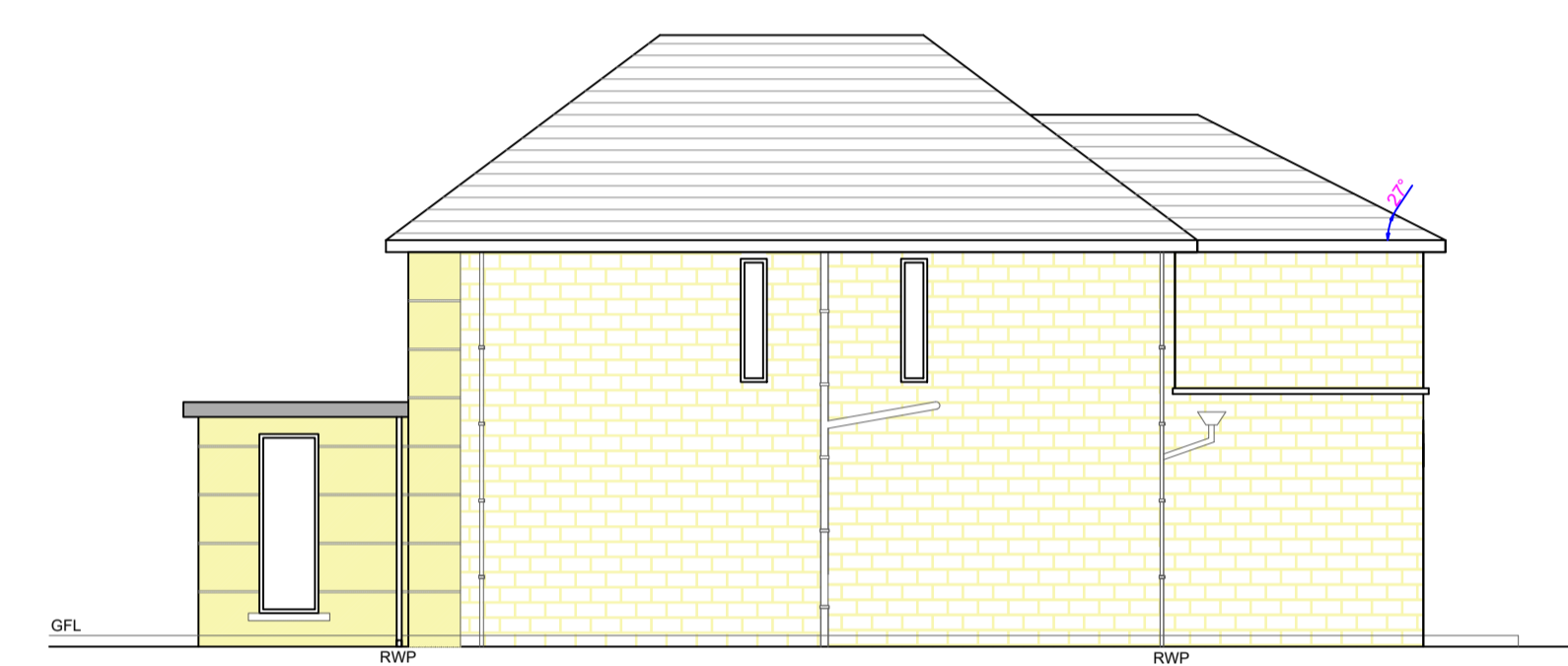
PROPOSED FIRST FLOOR PLAN



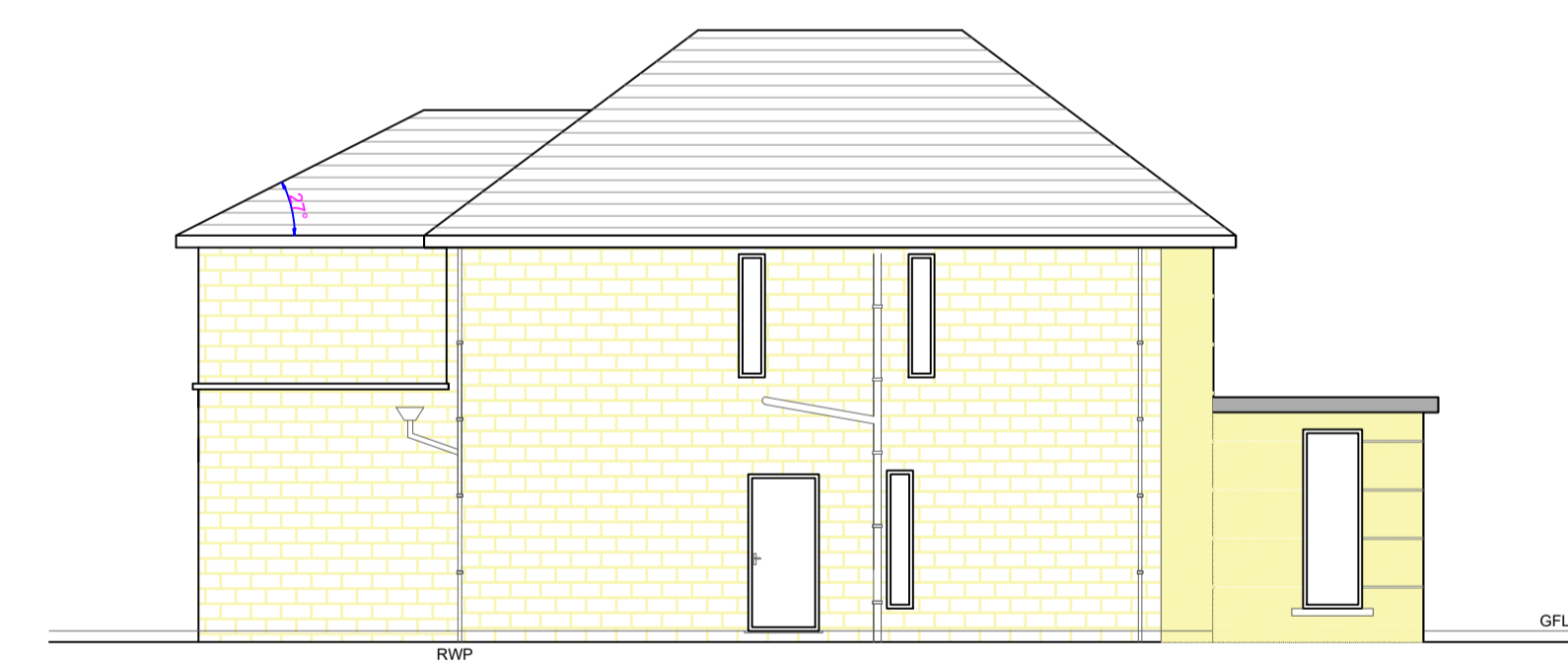
PROPOSED SECOND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

NOTES

REVISIONS

PROJECT: 22 COCKEY MOOR ROAD, BURY.  
NEW BUILD DWELLING ALTERATIONS

CLIENT: SAEED

SCALE: 1:100 @ A1 SHEET

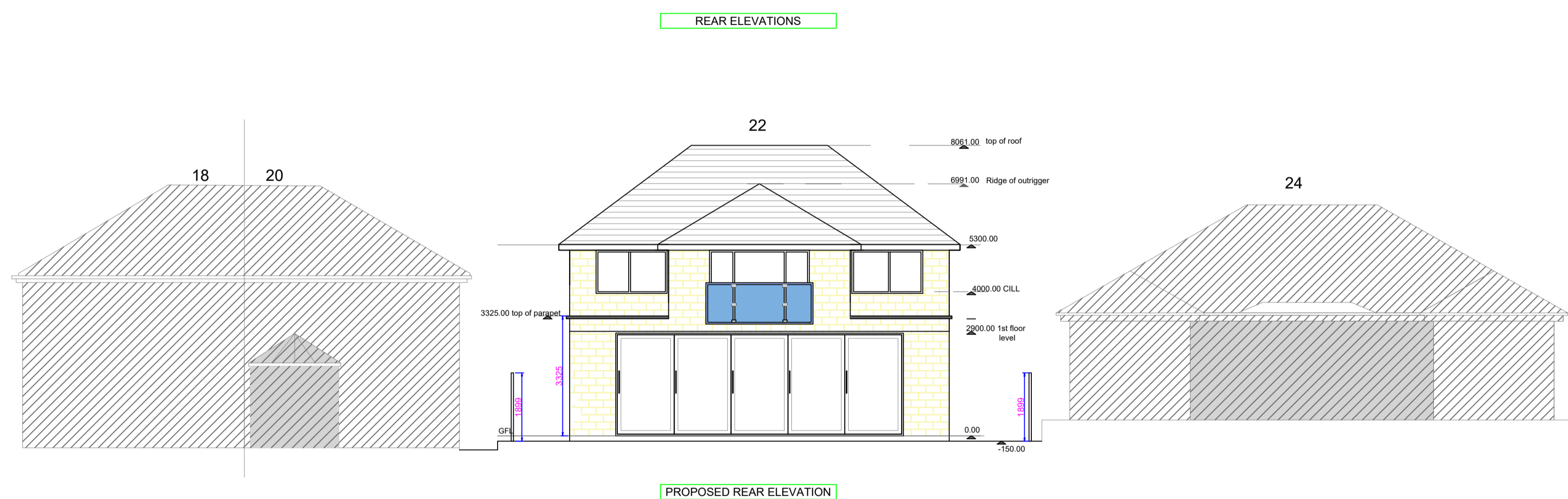
REFERENCE NO: 1423 PROPOSAL

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 mob: 07851262695



NOTES

REVISIONS



PROJECT: 22 COCKEY MOOR ROAD, BURY.

CLIENT: SAEED POSTCHI

SCALE: 1:100 @ A1 SHEET

REFERENCE NO: 1423 REVERSE  
STREETSCENE/REAR ELEVATIONS

**BARRY CULLEN**  
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**Ward:** Radcliffe - North and Ainsworth

**Item** 02

**Applicant:** Mr G Spillard

**Location:** Land at 41 Arthur Lane, Radcliffe, Bolton, BL2 5PR

**Proposal:** Variation of condition no. 2 (approved plans) following grant of planning permission 67550 (Conversion of stable to dwelling with single storey extension): enclose the existing stables overhang into the internal space of dwelling

**Application Ref:** 72972/Full

**Target Date:** 20/05/2026

**Recommendation:** Approve with Conditions

### **Description**

The application relates to an existing stable block, constructed in painted breeze block with a tiled roof, sitting within a plot (approximately 500sqm) of land on the south side of the access road serving the properties to the north. To the south of the site is an open paddock. To the south-east is a small stable block which also has an access onto the private road. The site lies within the Green Belt and is a Special Landscape Area. Vehicular access from Arthur Lane is via an unadopted and unnamed private road.

The stable block has approval for a conversion and extension, allowed on appeal in 2022. This latest application seeks to amend the approved plan by infilling the space under the existing overhanging roof, across the front. This area in question measures some 1 metre by a 7 metre length (7m<sup>2</sup>). The volume of infill would be 13.8m<sup>2</sup>. This equates to 11% of the original stable building. Added to the extension allowed under the previous appeal, the total additional volume would be 35%.

The infill extension would be finished in a render to match the existing property.

It is noted that development has commenced on the site in the form of drainage and groundworks and a Lawful Development Certificate was issued in October 2025 to confirm this.

### **Relevant Planning History**

67550 - Conversion of stable to dwelling with single storey extension - Refused 03/12/2021. Allowed on appeal 22/07/2022.

72364 - Lawful Development Certificate to confirm commencement of development under planning reference 67550 - Granted 31/10/2025

### **Publicity**

Immediate neighbours notified by letter dated 30/03/2026. Three separate representations, objecting, have been received. The objections are summarised below:

- If approved this further impacts the visual view on a building in green belt area, moving away from the approved plan.
- The previous permission (67550) proceeded on the understanding that the stable block, as it stood and with minor extension was capable of being converted to residential use. The Inspector who allowed the appeal was satisfied that the principle of conversion was acceptable and that the building could accommodate the proposed dwelling. This application appears to be contradicting that position, suggesting the habitable space

within the approved scheme would be highly restricted. This demonstrates that the scheme as approved was not, in practical terms, capable of delivering the residential accommodation it purported to provide. Policy requires that the building should be genuinely suitable for the proposed residential use. Where the applicant concedes that the available habitable space would be highly restricted without the additional enclosure sought by this application, it follows that the building, in its approved form, does not meet this threshold.

- The further addition to the building's original volume is greater than that which the Inspector assessed. The cumulative effect of the approved extension and the further enclosure reduces the openness of the green belt.
- The stable block at the appeal site is characterised, in part, by its open overhang. It gives the building an open, permeable frontage consistent with its agricultural origins and with the Green Belt setting in which it is located. The enclosure of that overhang is the kind of transformation from a building of agricultural character to an enclosed suburban dwelling that Green Belt conversion policy is designed to resist.

Those making representations have been notified of the Planning Control Committee meeting.

### **Statutory/Non-Statutory Consultations**

N/A

### **Pre-start Conditions - N/A**

### **Development Plan and Policies**

H2/3	Extensions and Alterations
OL1/2	New Buildings in the Green Belt
SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN1/1	Visual Amenity
EN9/1	Special Landscape Areas
NPPF	National Planning Policy Framework
JP-G9	The Green Belt
JP-P1	Sustainable Places

### **Issues and Analysis**

**Green Belt** - The National Planning Policy Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Openness and permanence are essential characteristics of the Green Belt.

Paragraph 149 of the NPPF indicates that the extension or alteration of a building would be appropriate provided that it does not result in disproportionate additions over and above the size of the original building. In general an increase in a third of the volume of the original property would be deemed appropriate.

The Places for Everyone Joint Development Plan and the Unitary Development Plan supports the NPPF and indicate that any development should be appropriate and not harm the openness of the green belt.

Policy JP-SP1: Sustainable Development which seeks to use as much as possible of suitable previously-developed (brownfield) land and vacant buildings.

UDP Policies OL1/4 and H2/4 relating to new building and conversions of existing buildings seeks to protect the openness and character of the green belt and suggests that extensions to existing buildings should not result in disproportionate additions over and above the

original building. Normally this would equate to no more than a third of the volume of the original dwelling although all applications would be assessed on their own individual merits.

One objector has indicated that the previously approved scheme would not be too restrictive and not doable. Whilst the approved scheme may be restricted in size, it could be easily implemented and the developer has the right to seek a variation, which cannot be simply dismissed. The LPA has to undertake an assessment based upon the planning history and the merits of what the current scheme presents.

In terms of Green Belt and the impact of openness, the infill area of 13.8m<sup>2</sup> is considered relatively modest in size and equates to an additional 11% of the original volume, over and above the previously allowed extension that added 24%. Sited in the 'elbow' of the frontage of the property, it would not be particularly prominent and would have a very limited impact on the openness and character of the Green Belt.

The design incorporating the additional area would move it away from looking entirely like a stable, however, the policy test is about conversion with a minor addition that should not appear disproportionate to the original host building. If the original consent was implemented and then a second application submitted for the minor extension, the merits of the latter would be acceptable for the reasons stated above. Issues of visual amenity are discussed below.

The other green belt issues raised by objectors have been considered, however on balance, the proposal is considered to be acceptable and compliant with the NPPF, Joint Development Plan and UDP green belt policies listed.

**Visual amenity** - The proposed amendment to infill the space under the overhanging roof is a relatively modest addition with the area measuring some 7 square metres (7m wide with a depth of 1m).

Although the overhang reflects the historic use of the stables and lends it more of an equestrian character, infilling the space would have a limited impact overall. It would be set well back into the site and screened on the west side by the extension/outrigger and would be viewed from the front and east side against the backdrop of the building. The limited addition would not harm the openness/ character of the Green Belt nor detrimentally impact on visual amenity.

It is also noted that the Planning Inspector in assessing, and allowing, the previous appeal decision, despite the green belt location, did not consider it necessary to remove permitted development rights. This implies that, in theory, a small extension would be acceptable and even permitted under current legislation. Whilst the proposed extension along the front elevation, would require planning permission, being on the principal elevation, the extension into this small area would likely be preferable to additions elsewhere.

The proposed extension to, and amendment of, the previously approved scheme is acceptable in terms of visual amenity and complies with the NPPF, Joint Development Plan and the UDP Policies EN1/1, EN9/1, H2/1, H2/2 and H2/3 and associated guidance.

**Residential amenity** - Given the size and siting in relation to neighbours, the proposal does not raise any residential amenity issues. As such the proposal is acceptable and complies with UDP Policy relating to residential amenity.

**Representations/ objections** - The issues raised by those making representations have been addressed in the above report.

**Conditions** - It should be noted that the conditions attached to the approval are so numbered because some of the conditions attached to the previously allowed scheme, including the commencement of development condition, have been discharged - additional information received and accepted as satisfactory - and are no longer required to be attached to this approval. It should also be noted that the discharged conditions are still required to be implemented to the satisfaction of the Local Planning Authority.

**Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

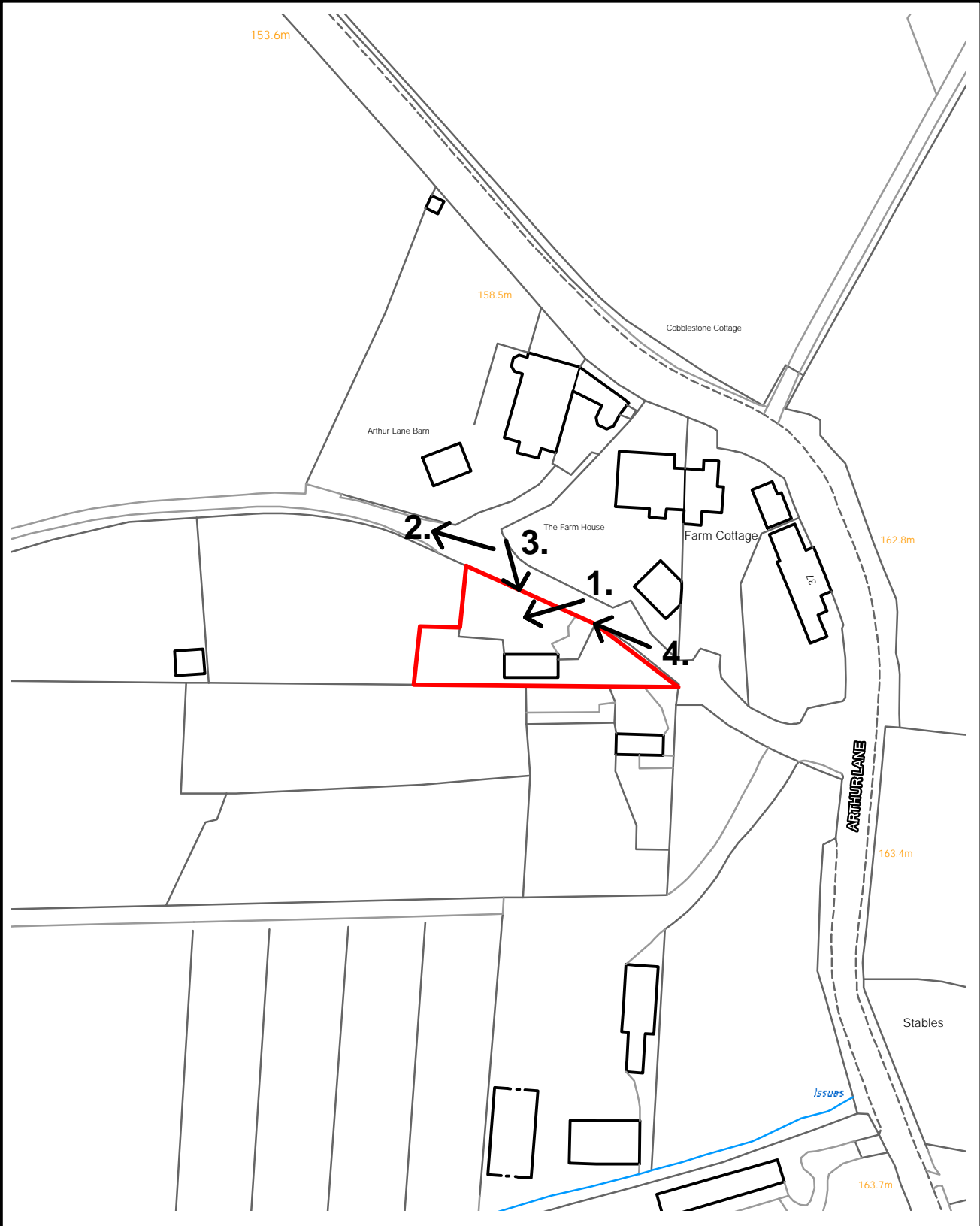
**Recommendation:** Approve with Conditions

**Conditions/ Reasons**

2. This decision relates to drawings - Existing and Proposed Site Plans; Floor Plans ref GS.230326.X and Elevations ref GS.230326.Y, submitted 23/03/2026 and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
10. Any contamination that is found or suspected during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.  
Reason. In the interests of public safety pursuant to UDP Policy EN7 - Pollution Control.
11. The development hereby permitted shall not be brought into use until the car parking indicated on the approved plans shall be surfaced, demarcated and made available for use.  
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 Car Parking and New Development of the Bury Unitary Development Plan.
12. The development hereby permitted shall not be brought into use until details of a dedicated area for the storage and management of refuse and recycling bins has been submitted to and approved in writing by the local planning authority. The approved area for the storage and management of refuse and recycling bins shall be provided before the use is commenced and shall be retained exclusively for this use thereafter.  
Reason. In order to secure appropriate refuse storage and collection pursuant to USDP Policy H2/4 Conversions.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

# Viewpoints - 72972



ADDRESS: Land at 41 Arthur Lane,  
Radcliffe, Bolton, BL2 5PR



Planning, Environmental and Regulatory Services

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72972

Photo 1



Photo 2

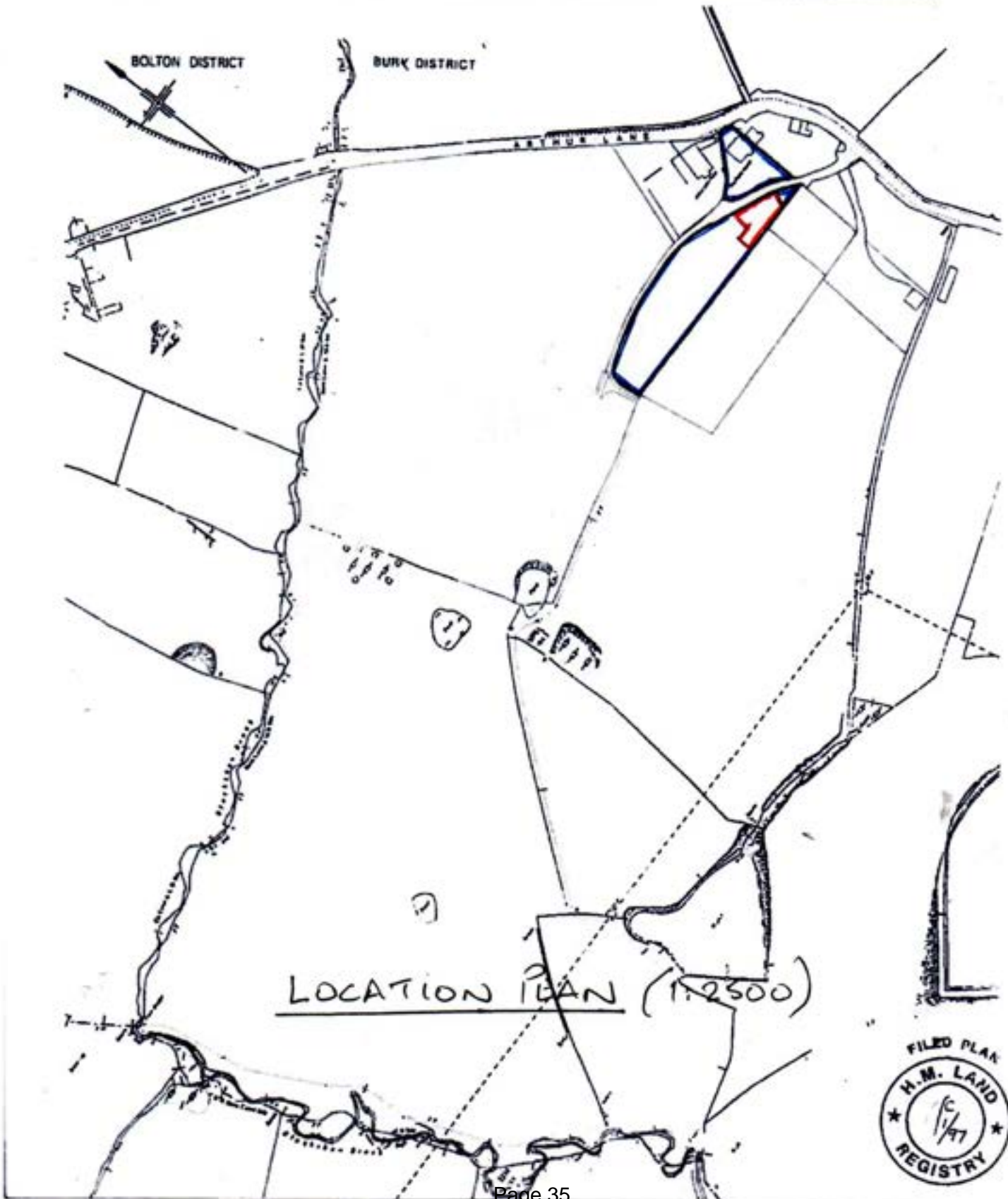


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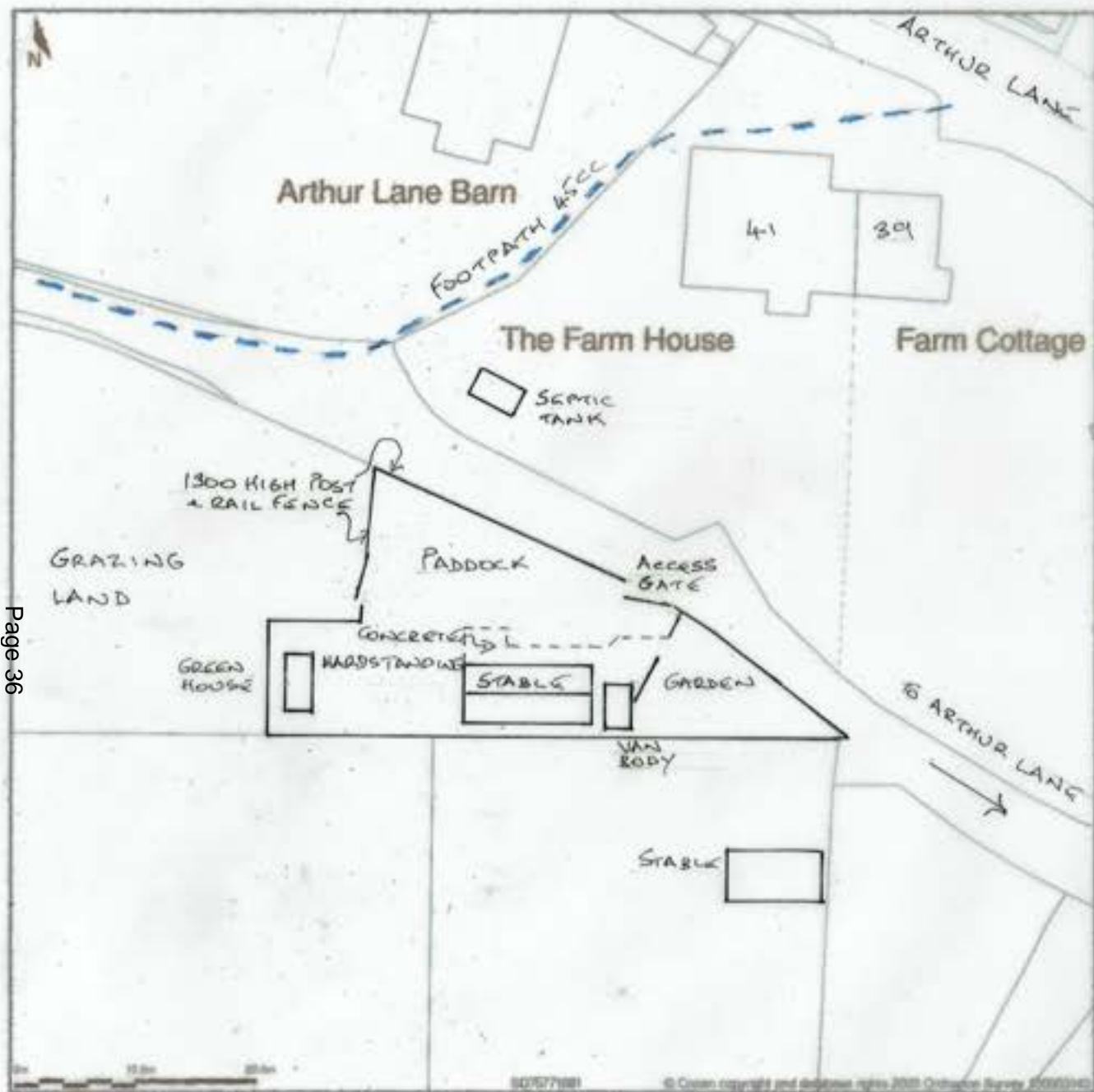
Photo 3



H.M. LAND REGISTRY		TITLE NUMBER
		<b>GM 476379</b>
ORDNANCE SURVEY PLAN REFERENCE	SD 7510	Scale 1/2500
COUNTY GREATER MANCHESTER		© Crown Copyright



41, Arthur Lane, Radcliffe, Bury, BL2 5PR



Page 36

EXISTING SITE PLAN

Block Plan shows area bounded by: 375733.48, 410772.96, 379623.48, 410862.06 (at a scale of 1:500). OSGridRef: SD75771081. The representation of a wall, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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41, Arthur Lane, Radcliffe, Bury, BL2 5PR

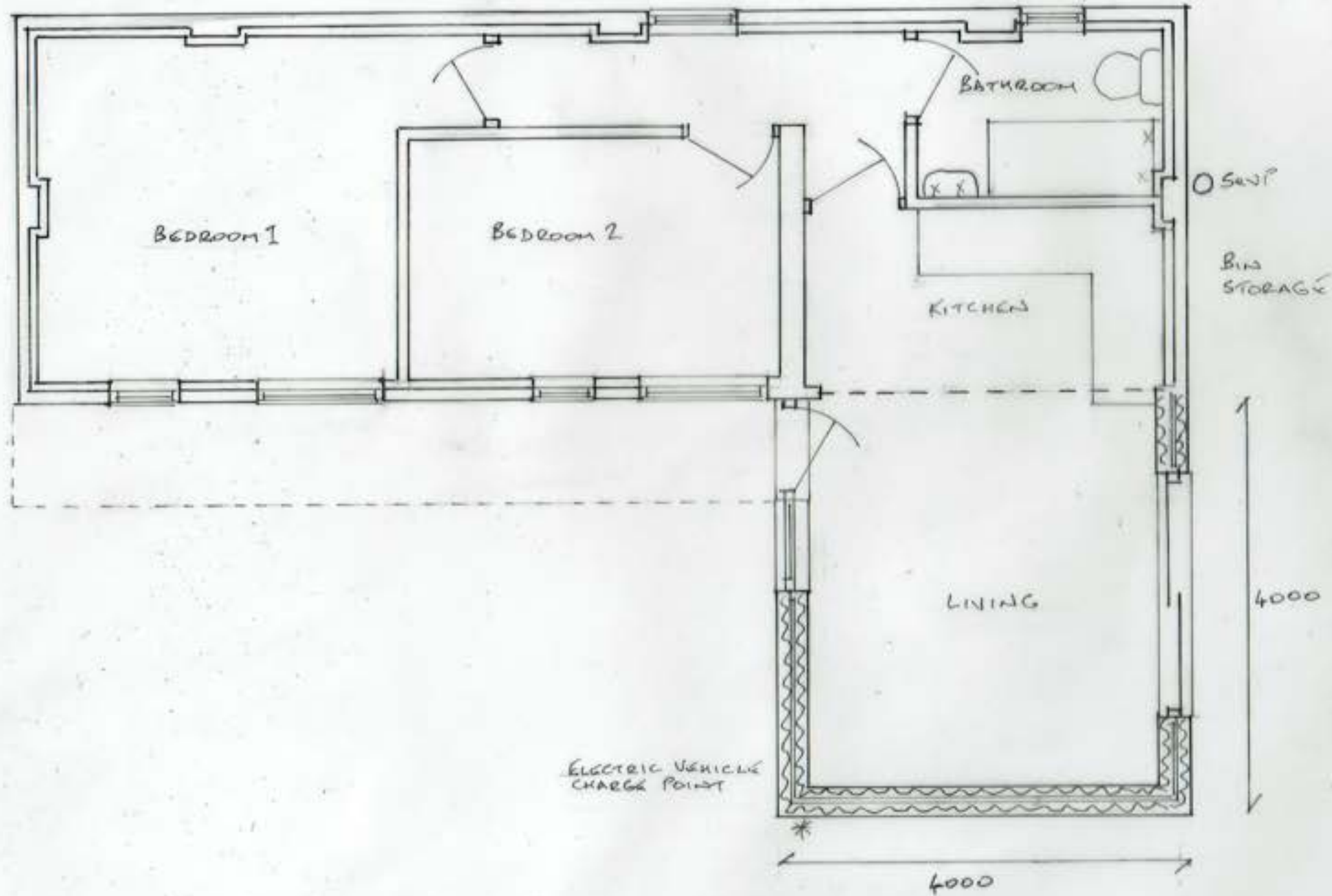


PROPOSED SITE PLAN

Block Plan shows area bounded by: 375733.48, 410772.96, 379623.48, 410862.06 (at a scale of 1:500). OSGridRef: SD75771081. The representation of a wall, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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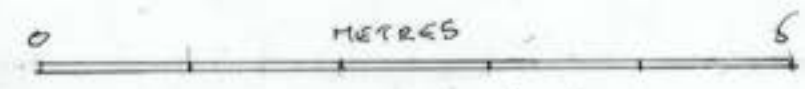
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PROPOSED PLAN

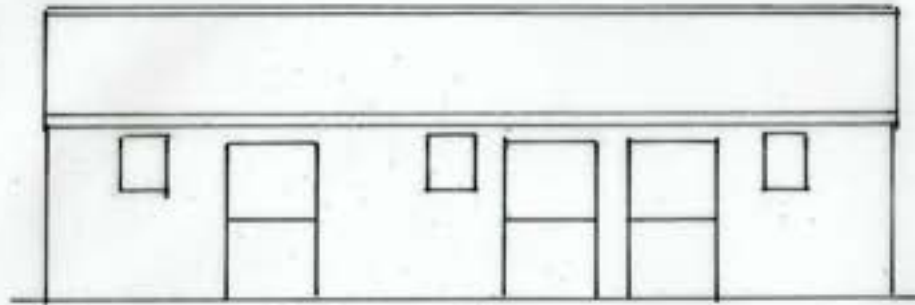
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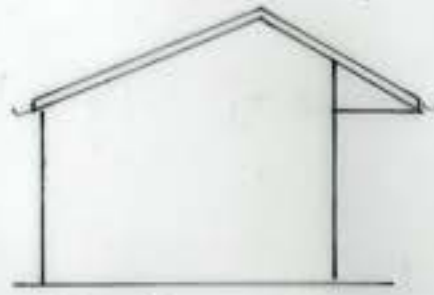
SCALE 1: 50 @ A3

CONVERSION OF STABLE TO DWELLING  
 41, ARTHUR LANE, AINSWORTH

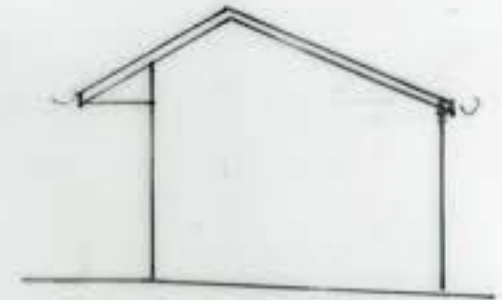


EXISTING FRONT ELEVATION

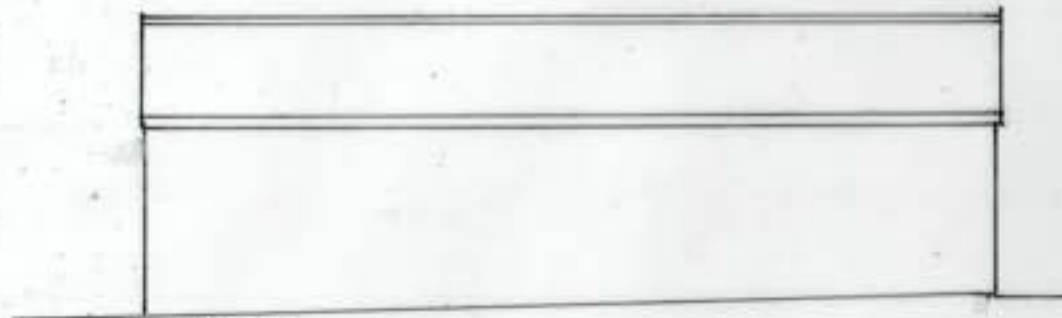
SMOOTH GREY  
CONCRETE TILES  
  
PAINTED BLOCKWORK  
  
TIMBER DOORS &  
WINDOWS



SIDE



SIDE



REAR



PROPOSED FRONT ELEVATION

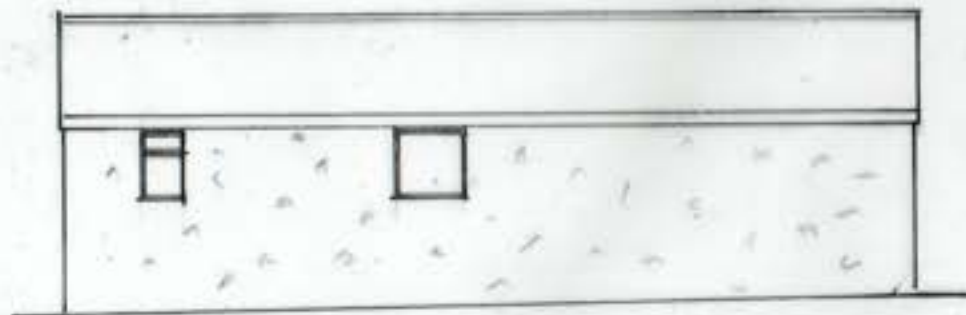
ROOF. TILES TO MATCH  
EXISTING  
  
RENDERED WALLS  
  
PAINTED TIMBER  
WINDOWS



SIDE

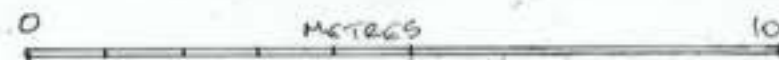


SIDE



REAR

3 ELEVATIONS

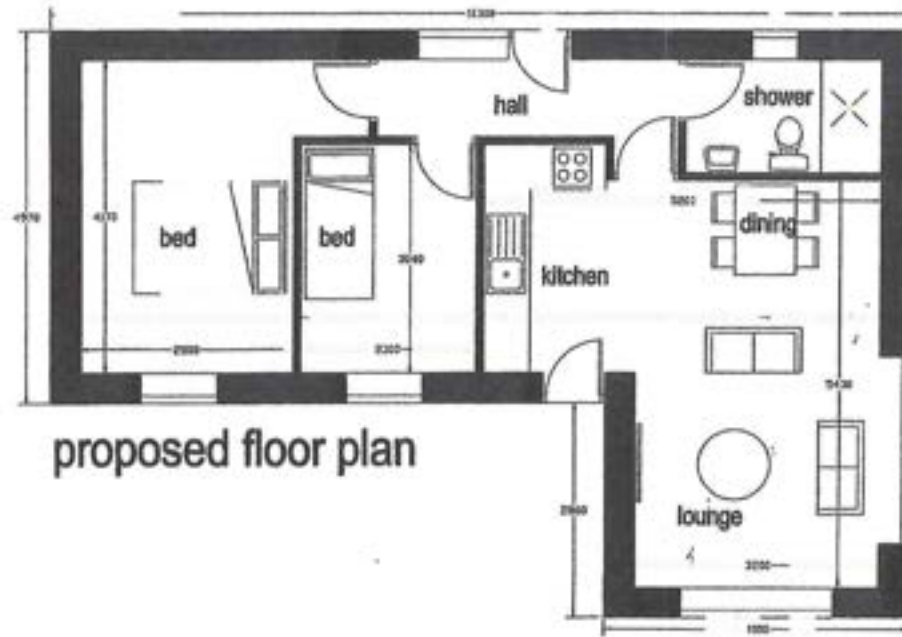


SCALE 1:100 @ A3

24/05/2020

20/541/03

CONVERSION OF STABLE TO DWELLING  
41, ARTHUR LANE, AINSWORTH



FLOOR PLANS, PROPOSED VARIATION. SCALE 1:100 REF: GS.230326.X.



front - facing north

windows and doors  
to be black grey

interlocking concrete  
roof tiles - colour  
slate grey  
external wall finish  
to be K render  
colour off white



side - facing west



rear - facing south



side - facing east

### proposed elevations

PROPOSED VARIATION TO ELEV 3, SCALE 1:200 REF: GS.230326.Y

**Ward:** Radcliffe - West

Item 03

**Applicant:** Howhaus Limited

**Location:** 12 -14 Abden Street, Radcliffe, Manchester, M26 0AT

**Proposal:** Change of use from commercial unit and dwelling to 6 bed, 6 person HMO (Class C4) with side render finish, roller shutters removed and changes to rear and front boundary treatment with 1 no. car space provided and 6 no. cycle storage unit provided

**Application Ref:** 72950/Full

**Target Date:** 27/05/2026

**Recommendation:** Approve with Conditions

### **Description**

The application relates to two terraced properties located at the junction of Abden Street at with Coomassie Street. The gable end property, no. 12 Abden Street, is the end/ corner property. It is a vacant Use Class E building. The adjoining property, no. 14, is in use a traditional terrace dwelling.

Permission is sought to change the use of a commercial unit and the traditional Class C3 dwelling into a single planning unit comprising a 6 bed, 6 person HMO (Class C4). Permission is also sought to render the brick gable of no. 12, remove the existing roller shutters on no. 12, and for changes to the rear and rear boundary treatments comprising removal of the roller shutter from the front ground window, closure of the large opening within the rear boundary wall, alteration of the side boundary wall to include a pedestrian gate and the removal of part of the rear side boundary to create one car parking space entered via the gable elevation of the property located on Coomassie Street. Internal fencing is proposed to fence the proposed parking space off from the rest of the rear yard areas.. Within the rear yard area, 1 no. car space and 6 no. cycle storage unit seeks to be provided.

The proposed 6 bedrooms would be located on each floor of the property with the property proposed to be laid out as follows:

Ground Floor: 2 no. ensuite bedrooms, a kitchen, utility room and Living Room/ Dining Room

First Floor: 4 no. bedrooms with ensuites.

The smallest bedroom would be located in the rear room of the no. 12 half of the application site and would have a floor area of 10.6sqm plus a 2sqm ensuite. The largest bedrooms would be within the front rooms of the property and would both have ensuite bathrooms, with one room being 16.7sqm and another being 15.1sqm in floor area

Secure covered cycle storage would be included within the existing rear yard area. The rear yard area would also accommodate bin storage, covered and secure, cycle storage for 6 bicycles, and an outside seating are.

The external alterations to the property include removal of the roller shutter from the front ground window, closure of the large opening within the rear boundary wall, alteration of the side boundary wall to include a pedestrian gate and the removal of part of the rear side

boundary to create one car parking space entered via the gable elevation of the property located on Coomassie Street. Internal fencing is proposed to fence the proposed parking space off from the rest of the rear yard areas.

### **Relevant Planning History**

12/0199 - Untidy property; advertisements - 30/05/2012

### **Publicity**

24 neighbours have been notified about the proposals on the 02 April 2026.

5 no. representations have been received which raise the following concerns and objections:

#### Amenity of Neighbours

- Asserts the proposal would cause a decline in living standards for existing residents and causes unacceptable harm to residential amenity through noise and disturbance
- Asserts a 6-bedroom HMO significantly increases the intensity of occupation compared with a single-family dwelling. The higher number of unrelated occupants raises concerns regarding noise, late-night noise and disturbance from comings and goings, and anti-social behaviour and frequent tenant turnover would/ could adversely affect the peaceful enjoyment of neighbouring homes.
- Asserts that due to the terraced nature of the surrounding properties, with shared party walls and limited sound insulation, such noise from 6 occupants would not be contained within the property and would directly impact its neighbouring residents.
- Asserts, this level of intensified activity would significantly undermine the quiet enjoyment of neighbouring homes, particularly during evenings and weekends, and would therefore conflict with the requirement to protect residential amenity, as set out in the National Planning Policy Framework (NPPF), which seeks to secure a high standard of amenity and minimise noise impacts.
- Stating the proposal must be considered not only in isolation but also in terms of its cumulative impact on the surrounding residential environment and that the introduction of a HMO into this settled terraced street risks:
  - A decline in living standards for existing residents
  - Increased complaints and pressure on Council services
  - A deterioration in perceived and actual safety and quality of life

#### Insufficient Parking and Highway Pressure

Asserting there is already limited on-street parking in this area and that a six-bed HMO is likely to generate multiple additional vehicles, increasing congestion and causing further parking stress for existing residents, thus creating avoidable highway safety and access concerns.

#### Litter and Waste

- Raising concerns that a six person HMO would generate more waste than a typical household. Stating evidence from similar developments demonstrates that such properties frequently give rise to:
  - Overflowing bins due to insufficient capacity
  - Improper waste separation and missed collections

- Refuse being left on the street outside designated times
- Increased levels of litter in the surrounding area
- Asserts the application fails to demonstrate a credible or proportionate waste management strategy as there is no clear provision for adequate bin storage or measures to prevent overflow and littering. Concludes. this raises serious concerns regarding the cleanliness, appearance, and hygiene of the street, asserting this conflicts with planning policies and the NPPF requirement to create well-managed, high-quality environments.

#### Safety and Security and Anti-Social Behaviour

- Asserts the proposal for six cycle spaces accessed via the rear alley raises serious safety concerns. Increased traffic through the alley by multiple occupants may:
  - Make the alley less secure,
  - increase opportunities for trespassing or loitering,
  - create vulnerability for neighbouring rear properties,
  - worsen an area already affected by dumping and poor supervision.
- States the alley is narrow, poorly overlooked, and not suitable for intensified regular access by numerous unrelated occupants.
- Asserts the proposal would increase the risk of anti-social behaviour

#### Overdevelopment and Harm to Local Character

- Asserts, the proposal represents over-intensification of use within a residential setting not designed for this scale of occupation. It risks undermining the character of the street and placing disproportionate pressure on local infrastructure.
- States, a six-bedroom HMO represents an over-intensive form of occupation that is fundamentally incompatible with a quiet, traditional terraced street. The resulting impacts-particularly in terms of noise, activity, and external effects-are inherent to the use and cannot be adequately mitigated.

#### Existing Fly-Tipping and Waste Problems in Rear Alleyway

- Asserts, the rear alley behind this property already experiences regular fly-tipping and waste dumping. Increasing the occupancy of this property is likely to worsen refuse generation, placing additional strain on waste storage and collection arrangements and exacerbating an existing environmental nuisance.

#### Non-compliance with adopted planning policies

- Asserts the proposal is in direct conflict with adopted local policies, including those relating to the conversion of buildings to residential use, which require that:
  - Development must not adversely affect the amenity of neighbouring residents
  - The intensity of use must be appropriate to the surrounding context
- Further states, policies relating to the conservation of local character require development to respect and respond to its surroundings and that the proposed HMO would introduce a commercialised and transient form of residential use that would erode the established character and stability of the area.

#### **Statutory/Non-Statutory Consultations**

**Adult Care Services** - No comments or observations received.

**Traffic Section** - Raises concern relating to the location of the proposed car parking space.

**Environmental Health - Pollution Control** - No comments or observations received

**Greater Manchester Police - design for security** - No objections. Recommend a number of secure by design provision recommendations, which will be added into an informative on any subsequent planning permission.

**Waste Management** - No comments or observations received.

**Housing - Public Protection** - Confirm that a HMO license will be required and that a fire risk assessment will be needed for the property. They advise this is best done in the early stages of the conversion to inform the level of detection and coverage needed. An informative is recommended to ensure the applicant is aware of the above and the need to also comply with the HMO Licensing Standards.

**Fire Protection Dept Bury Fire Station** - No comments or observations received

**Pre-start Conditions** - Not relevant

### **Development Plan and Policies**

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
EN7/2	Noise Pollution
JP-C1	Our Integrated Network
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
SPD11	Parking Standards in Bury
SPD13	Conversion of Buildings to Houses in Multiple Occupation
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

### **Issues and Analysis**

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

### **Principle of Development**

The application site relates to two terraced properties, one of which, no. 12 Abden Street, was last used for Class E purposes, the other property, no. 14 Abden Street, was used as a dwellinghouse.

Permission is sought to change the use of former Class E use portion of the building and the attached dwellinghouse (Class C3 use) to a 6 bedroom/ 6 person House in Multiple Occupation.

The part of the application site within a Class E use has been vacant for a number of years, with Google Street View showing its earliest images from 2015 showing the roller shutter on the front of the building being closed and the ground floor windows of the property being boarded up. The re-occupation of this part of the application will therefore bring a long-term vacant property back into use.

UDP Policy H2/4 - 'Conversions' specifically has regard to effects on amenity of neighbouring properties, general character of the area, amenity of occupants, effects from external changes on the street scene and car parking and servicing requirements.

UDP Policy H2/4 - 'Conversions' specifically has regard to effects on amenity of neighbouring properties, general character of the area, amenity of occupants, effects from external changes on the street scene and car parking and servicing requirements.

PfE Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

Paragraph 63 of the National Planning Policy Framework (NPPF) confirms that "*size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes*", however no direct reference is made to HMOs or buildings of multiple occupation.

For clarification, a house in multiple occupation is a form of housing tenure, where occupants live together forming more than one household (i.e. where facilities such as kitchen, bathroom or bathrooms can be shared with other tenants). This proposal seeks to house 6 individuals.

The conversion of properties to multiple occupation can often make an important contribution to local housing stock. However, it is recognised that such conversions can put pressures on buildings, sites and areas depending upon the amount of accommodation to be provided, demands created from parking etc. and thus have an adverse effect on residential amenity and the character of an area.

The development is accordingly acceptable in principle.

The main issues with this proposal are what impact the clear intensification of the residential use of the application site would have in planning terms and in relation to the suitability of the site and location, impacts on amenity, character of the area, surrounding land uses and highway issues.

### **Character of the Area and concentration of HMOs**

In order to help ensure mixed and balanced communities and to ensure that new development does not have an unacceptable impact on amenity, quality of life and residential character of the surrounding neighbourhood, emerging SPD 13: 'Conversion of

buildings to Houses in Multiple Occupation' sets out restrictions to limit the concentration of HMOs and manage the siting of HMOs relative to other HMOs. To achieve this the Council will apply three measures:

- A concentration threshold;
- Restricting the sandwiching of properties; and
- Restricting three adjacent HMOs

Planning permission will not normally be granted for new HMOs, or for proposals to increase the number of bedrooms within existing HMOs, where:

- a) Proposals would result in more than 10% of properties (residential and commercial) or more than four properties (whichever is the fewer) being classed as HMOs within a 100m buffer of the application property; or
- b) The number of HMOs already exceeds 10% of properties or four HMOs within a 100m buffer of the application property.

Officers have obtained information from the Council's licensed HMO database and the Council's mapping system as to where existing licensed HMOs are located in relation to the existing application site. There are no other licensed HMOs within 100 metres of the application site, thus the proposal complies with b) or in close proximity to the application site. It is therefore considered that this proposal would not cause an over concentration of HMO development in this location and thus the proposal is considered to accord with the requirements stated above.

### **Residential Amenity**

UDP Policy H2/4 requires applications for conversion to have regard to the effect on the amenity of the neighbouring properties through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.

### Neighbouring Properties

The application properties each presently have 2 bedrooms each, therefore the proposal seeks to add another two bedrooms overall. These would be located on the ground floor of the building within the half of the building comprising 12 Abden Street, the vacant commercial property. It is considered that subject to the inclusion of soundproofing to the party walls, which is recommended to be secured by planning condition, the proposed internal arrangement is unlikely to generate additional noise, disturbance and activity to cause serious harm to neighbour amenity, particularly as no. 14 Abden Street is already a dwelling.

Therefore, in respect of the amenity of neighbouring properties, subject to the recommended planning condition being imposed, the proposal is considered to be acceptable and thus complies with UDP Policy and guidance relating to HMO's.

### **The amenity of future occupants**

The application has been amended to provide a greater level of communal space in the property in the form of an enlarged kitchen area, lounge and dining areas and to provide a study/ working from home area. The amended kitchen and communal areas satisfy HMO licensing standards, and each bedroom includes their own ensuite bathroom facilities. All bedrooms would also accord with the National Space Standards. Overall, the internal layout of the development is considered to provide satisfactory living accommodation for future occupiers of the site.

Externally, there would be some change to the existing arrangements and facilities. Secure covered bike storage and refuse bins would be located within the rear yard area and part of the side boundary wall would be removed to provide a car parking space. There would be sufficient space left for drying clothes and incidental recreation/sitting out areas.

The proposed internal layout, with 6 bedrooms, and the proposed communal space would provide good internal communal space and bedroom space which would result in well-designed living accommodation for future occupiers and would also provide sufficient space within the rear yard area to provide sufficient bin and covered and secure cycle storage and an amenity area. The proposal is therefore considered to accord with the requirements set out in UDP Policy H2/4 - Conversions and H2/1 - The Form of New Residential Development.

### **Visual Amenity and Streetscape**

The proposal seeks to remove the shop window and box roller shutter and to remove part of the rear side yard wall to create a car parking space and to include a pedestrian gate. The proposal also seeks to remove the double gates present within the rear yard boundary.

The removal of the box roller shutter projection from the front elevation of no. 12 Abden Street, and the re-use/ re-occupation of this half of the application site would result in a visual improvement to the streetscape. No other external changes are proposed to the front of the property.

The side elevation of the property is proposed to be rendered to cover the various alterations that have taken place over the years. To hide the gables' mismatched appearance, the proposed rendering of it would visually improve this gable. The application site is in a predominant red brick terrace area, however there are some examples of other properties having render to their gables. In addition, two properties located opposite the gable/ side elevation of the application site have rendered frontages, therefore this will match the render on the buildings over the road. Given these particular circumstances, this aspect of the proposal is thus acceptable.

In terms of visual amenity, the proposal is considered to be acceptable and complies with UDP Policy and guidance in relation to HMOs. The external alterations proposed, as amended, are therefore acceptable and accord with Policies EN1/2 - Townscape and Built Design and H2/1 - 'The Form of New Residential Development of the Bury Unitary Development Plan and Section 12 (Securing well-designed development) of the National Planning Policy Framework.

### **Highway Safety and Servicing**

SPD 13: 'The Conversion of Buildings to Houses in Multiple Occupation' gives some general advice. It states that parking and road safety issues will be important considerations when assessing a planning application and any proposal that is considered to have a detrimental impact on highway safety or harm to amenity will not be permitted.

HMO's are best located in sustainable areas well served by public transport and close to amenities, services and facilities, which can reduce the demand of parking. In this regard, the application site is in an accessible location in an established residential area. Abden Street is accessed from Lord Street, a main bus route. The site is also within walking distance of the shops and services within Radcliffe Town Centre that the occupants of the proposed HMO would require for their day-to-day living requirements. The site is therefore suitably located for development such as this.

The Highways team have advised that the relocation of the car parking space to the side elevation of the dwelling parallel to the junction with the back street and at the radius would

not be acceptable from a highway safety perspective and states it is also very tight and sub-standard in terms of visibility at the back edge of the footway. They also note that they would have no grounds to resist the continued use of the parking accessed from the double gates positioned within the rear boundary wall that appears to have been in use for many years, which is located away from the junction. Officers have accordingly sought a revised rear yard layout to address this matter. This will be reported within the Supplementary Report.

In terms of car parking provision, this property is within allocated parking zone 3, as defined within SPD11: Parking Standard in Bury. For HMO developments in Accessibility/ Parking Zone 3, the SPD requires 0.5 car parking spaces per proposed bedroom, therefore 3 spaces, and a covered and secure cycle storage space to be provided for each proposed bedroom, therefore 6 spaces. Whilst the SPD requires this, the proposal is considered to be within walking distance of Radcliffe Town Centre and the main public transport corridor of Lord Street, therefore future occupants would not need a car to access jobs, green space, services and amenities. It would therefore be unreasonable to resist the application on this ground.

Taking account of this and the permitted development fallback position of turning no. 14 Abden Street, a house being able to be turned into a 6 -bedroom HMO without needing planning permission, and with no occupants, over and above the Permitted Development allowance of 6 occupants within two terraced properties, the proposal would not cause demonstrable harm to highway safety. The proposal is therefore acceptable in this regard.

SPD11 also requires sufficient covered and secure cycle storage to be provided. A secure locker is therefore proposed to accommodate 6 covered and secure cycle spaces.

Taking account of this and the permitted development fallback position of turning no. 14 Abden Street, a house being able to be turned into a 6 -bedroom HMO without needing planning permission, and with no occupants, over and above the Permitted Development allowance of 6 occupants within two terraced properties, the proposal would not cause demonstrable harm to highway safety. The proposal is therefore acceptable in this regard.

### **Servicing**

In terms of servicing the site, the the level of occupancy would necessitate the need to provide 4 x standard 240 litre refuse bins. The applicant has demonstrated that this level of refuse storage provision can be accommodated within the rear yard area. A planning condition requiring the necessary refuse storage provision to be provided is therefore recommended.

Subject to the recommended planning condition and taking the fallback position into account, the proposal would accord with UDP policies H2/4, HT2/4 and SPD13 with regard to HMO development. The property would also be subject to a management plan, which would be part of the licensing regime.

### **Crime and Disorder and Anti-Social Behaviour**

Paragraph 135(f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

It is clear from the representations received that local residents have concerns about occupants of this proposal causing anti-social behaviour and disorder in this community. The types of occupiers that may reside at this property is not something the planning system can resist this application on.

In terms of the concerns raised over the comings and goings of 6 occupiers, Officers have to take into account the Permitted Development right fallback position for no. 14 Abden Street.

Under 'Permitted Development' dwellinghouses can change to a 6-bed HMO without needing planning permission. In view of the above and given this application is effectively two terraced houses it is considered that this development would not be materially different to the Permitted Development fallback position and on this basis, would not cause demonstrable harm to the amenity of neighbouring residents, the character of the area or highway safety for the reasons outlined above.

Under 'Permitted Development' dwellinghouses can change to a 6-bed HMO without needing planning permission. In view of the above it is considered that the development of these two properties, the application site, would not cause demonstrable harm to either residential amenity, the character of the area or highway safety for the reasons outlined above.

It is also noted that GM Police raised no particular concerns on the land use proposed.

### **Response to objections**

Many of the points raised have been responded to within the main report.

In relation to the character of the character and building, the building is in a good state of repair and presents itself appropriately to the street. In respect of the issues relating to lack of off-street parking provision, this has been explained within the Highway Safety and Servicing section of this report. In terms of the type of persons who would potentially occupy the building, this is not a planning consideration.

### **Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory

Purchase Act 2004.

2. This permission relates to the following plans:

Drawing no. 12AS/201/PL: Proposed Site Plan;  
Drawing no. 12AS/200/PL: Site Location Plan & Existing Site Plan; and,  
Drawing no. 12AS/204/PL Rev. P1: Proposed Plan Layout

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The sound insulation of the party wall shared with no. 16 Abden Street shall be improved in accordance with Building Regulations Approved Document E (or similar method), the details of which shall be submitted to and approved by the Local Planning Authority and implemented prior to the use commencing.

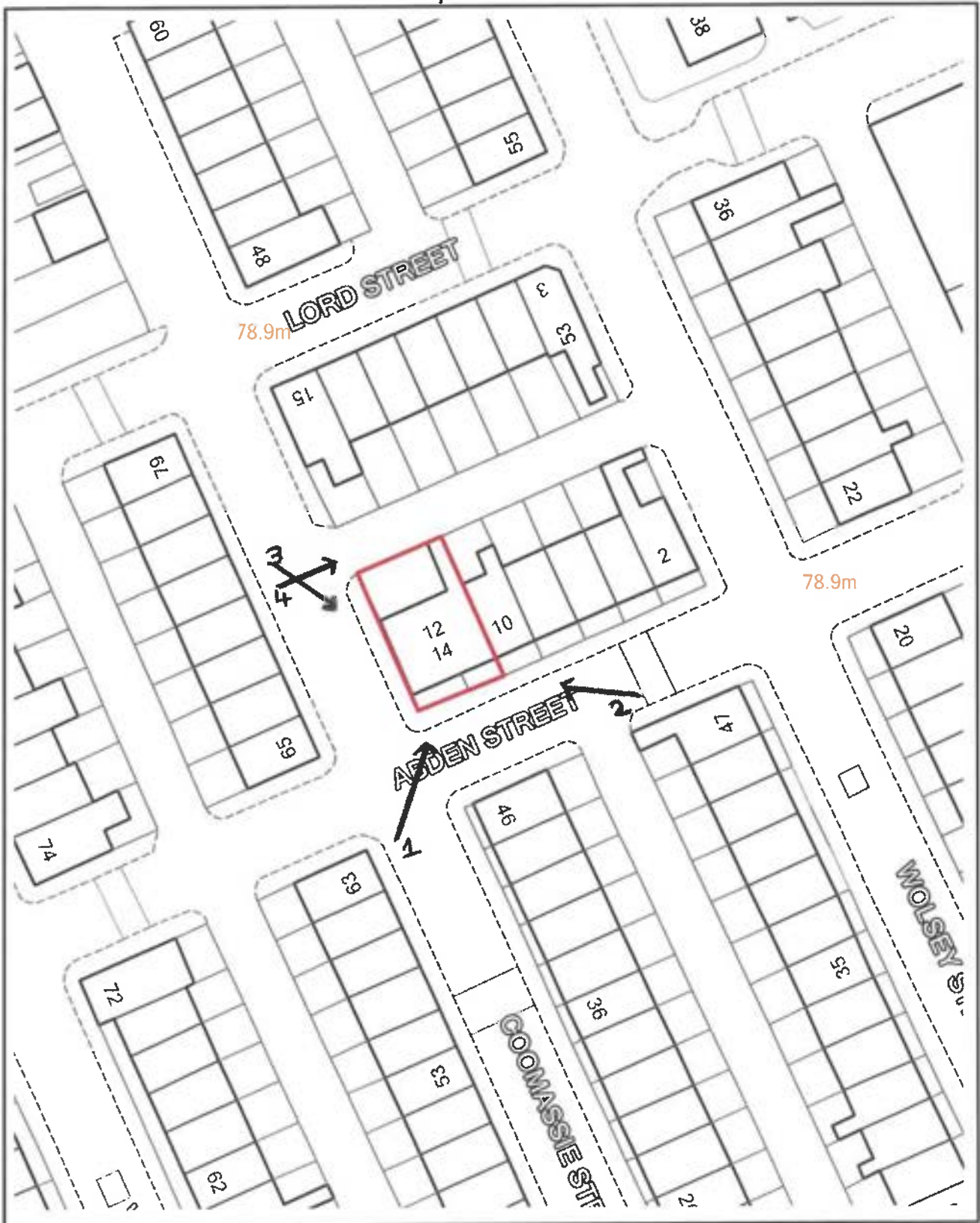
Reason. To reduce nuisance from noise to the occupiers of the adjoining dwelling pursuant to the Policy EN7/2 Noise Pollution of Bury Unitary Development Plan and the National Planning Policy Framework.

4. The refuse storage facilities indicated on the approved plans reference 12AS/201/PL shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.

Reason. In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and pursuant to Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Development Plan.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

# Viewpoints



**APPLICATION 72950**

**ADDRESS:** 12-14 Abden Street, Radcliffe



**Planning, Environmental and Regulatory Services**

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72950:

Photo 1: Google Street View showing front and gable elevations of the application site:



Photo 2: Google Street View looking towards crossroads of Abden Street with Comassie Street:



72950

Photo 3: Photo of Gable and Rear Elevations and boundaries of rear yard area

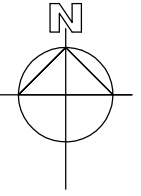
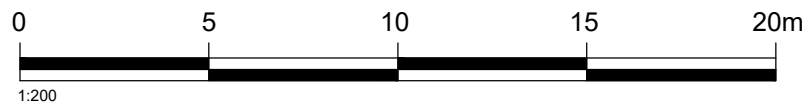


Photo 4: Cobbled Street to the rear of application site:



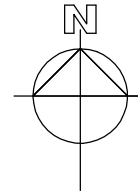
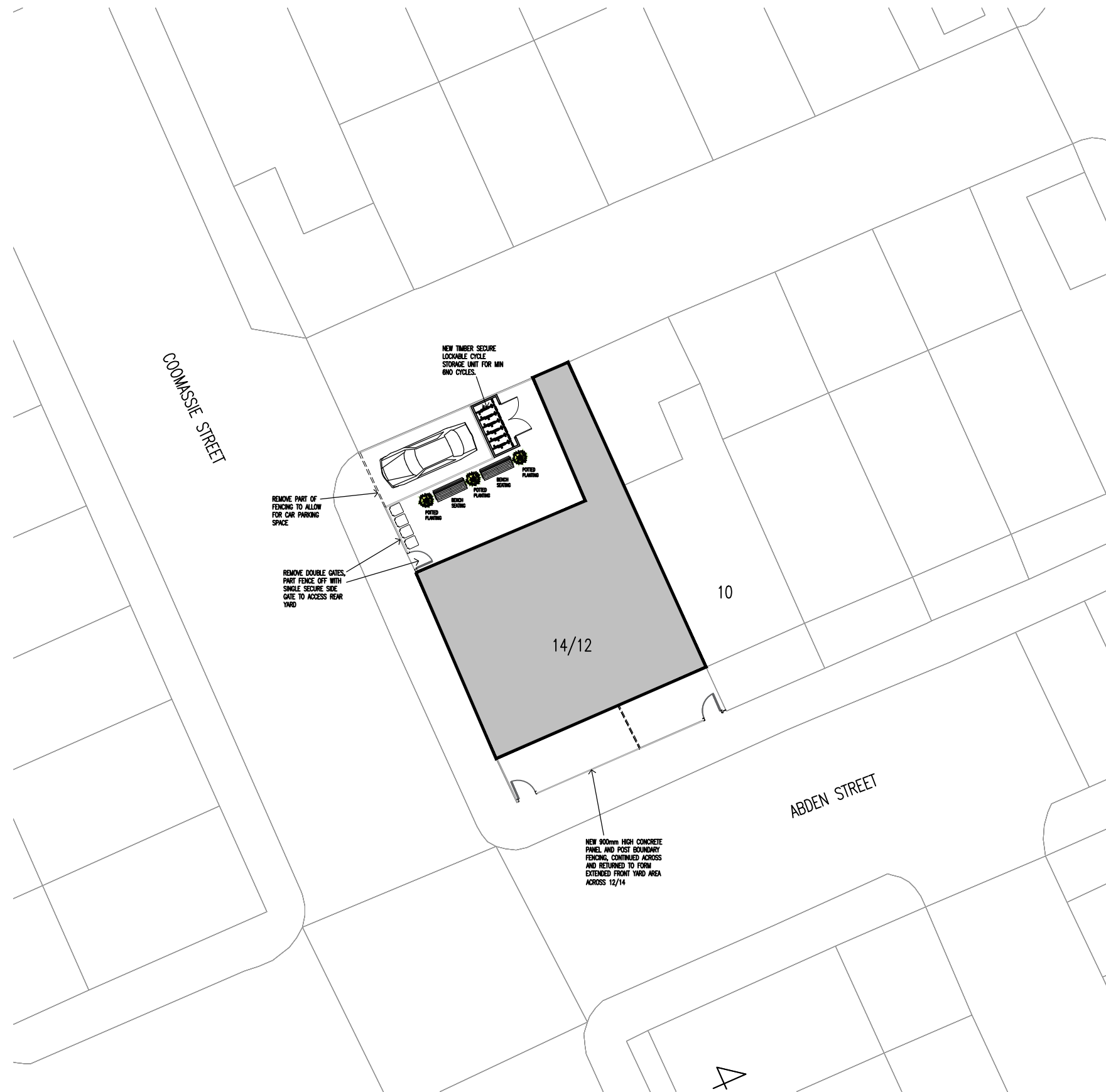


EXISTING BLOCK SITE PLAN  
1:200 @ A3



SITE LOCATION PLAN (157sqm AREA)  
1:1250 @ A3

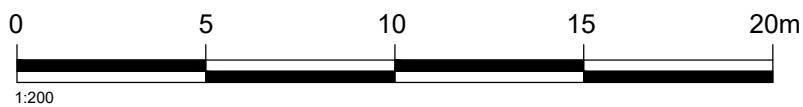
Rev	Amendments	Date	Ints
<b>Mark Gordon</b> Design + Associates			
Project			
12 ABDEN STREET, RADCLIFFE, M26 3AT			
Drawing Title			
SITE LOCATION PLAN EXISTING SITE PLAN			
Drawn	MG	Checked	-
Date	FEB 2026	Scale	A3 1 : 100
Drawing No.	12AS/200/PL		Rev.



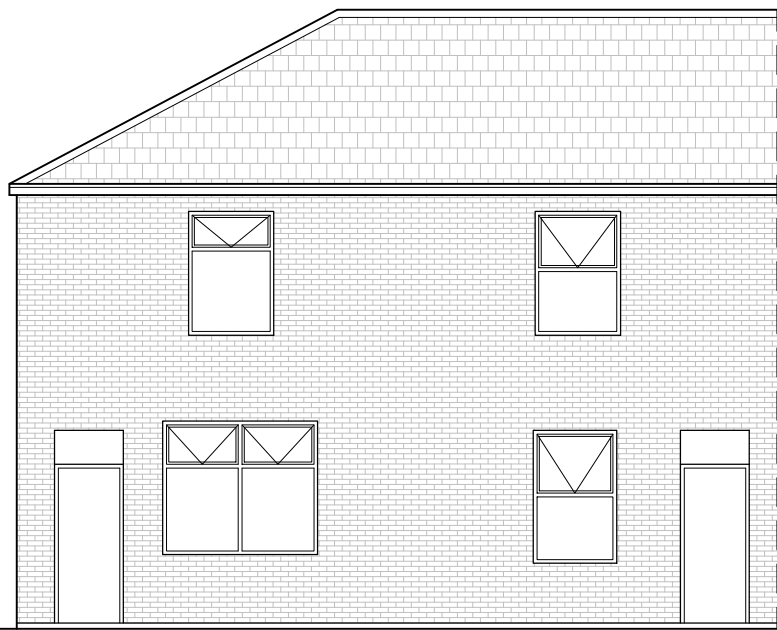
VERTICAL TIMBER BIKE SHELTER FOR SECURE SAFE STORAGE FOR 6 CYCLES. MADE FROM TIMBER FRAME, WITH ROUGH SAWN TIMBER PANELING, AND DOUBLE DOOR OF TIMBER CLADDING WITH 3 HINGE ANTI-LIFT DOORS. BEING 1300mm DEEP AND 2600mm WIDE, AND A HEIGHT OF 2200mm HIGH. WITH METAL RACKING TO SECURE BIKES TO VERTICALLY.



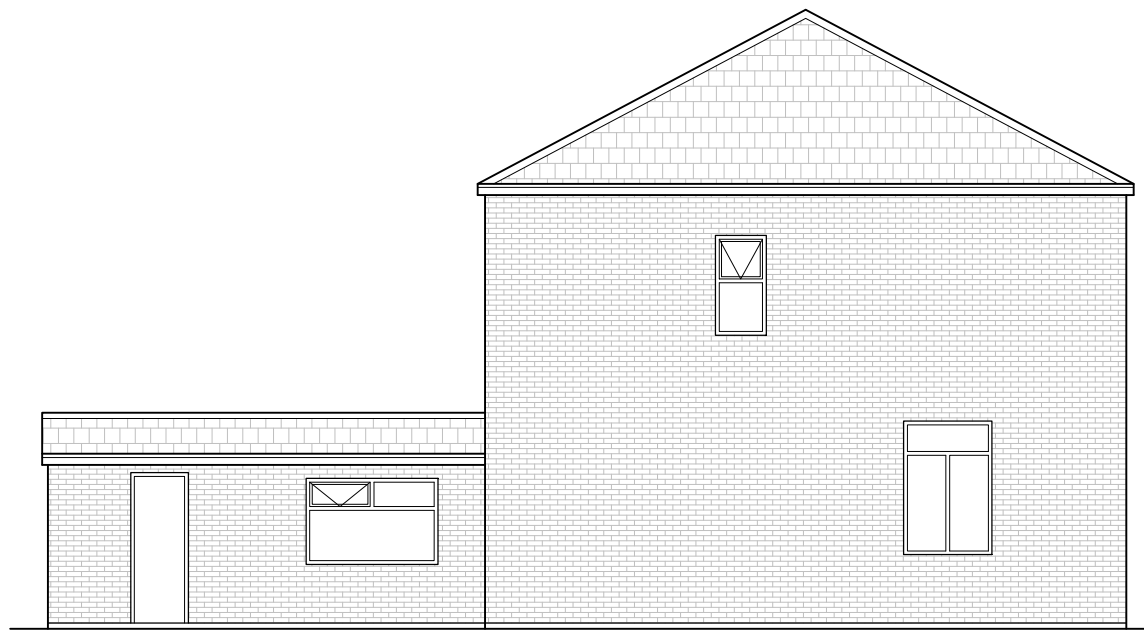
PROPOSED BLOCK SITE PLAN  
1:200 @ A3



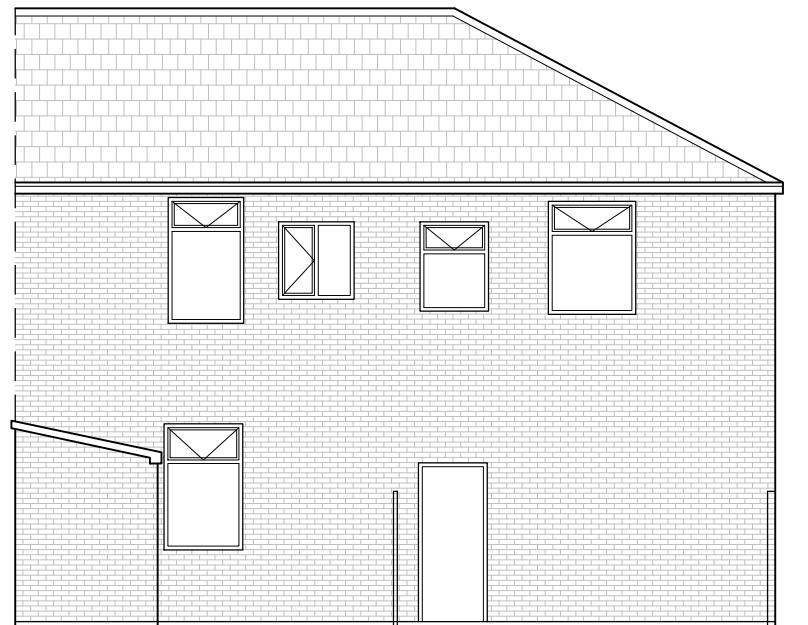
Rev	Amendments	Date	Ints
Project			
12 ABDEN STREET, RADCLIFFE, M26 3AT			
Drawing Title			
PROPOSED SITE PLAN			
Drawn	MG	Checked	-
Date	FEB 2026	Scale	A3 1 : 100
Drawing No.	12AS/201/PL		Rev.



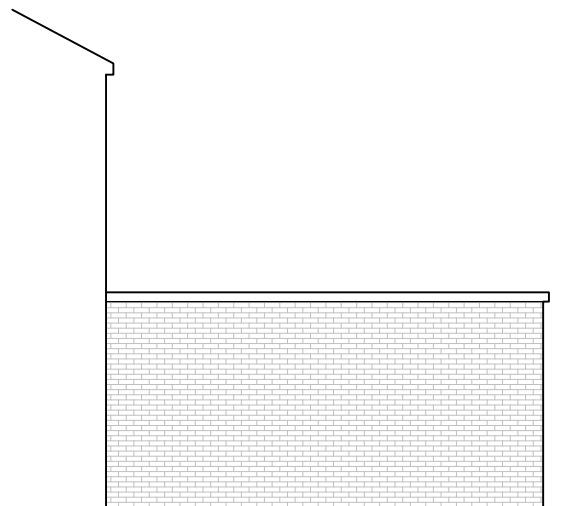
EXISTING FRONT ELEVATION  
1:100 @ A3



EXISTING SIDE ELEVATION  
1:100 @ A3



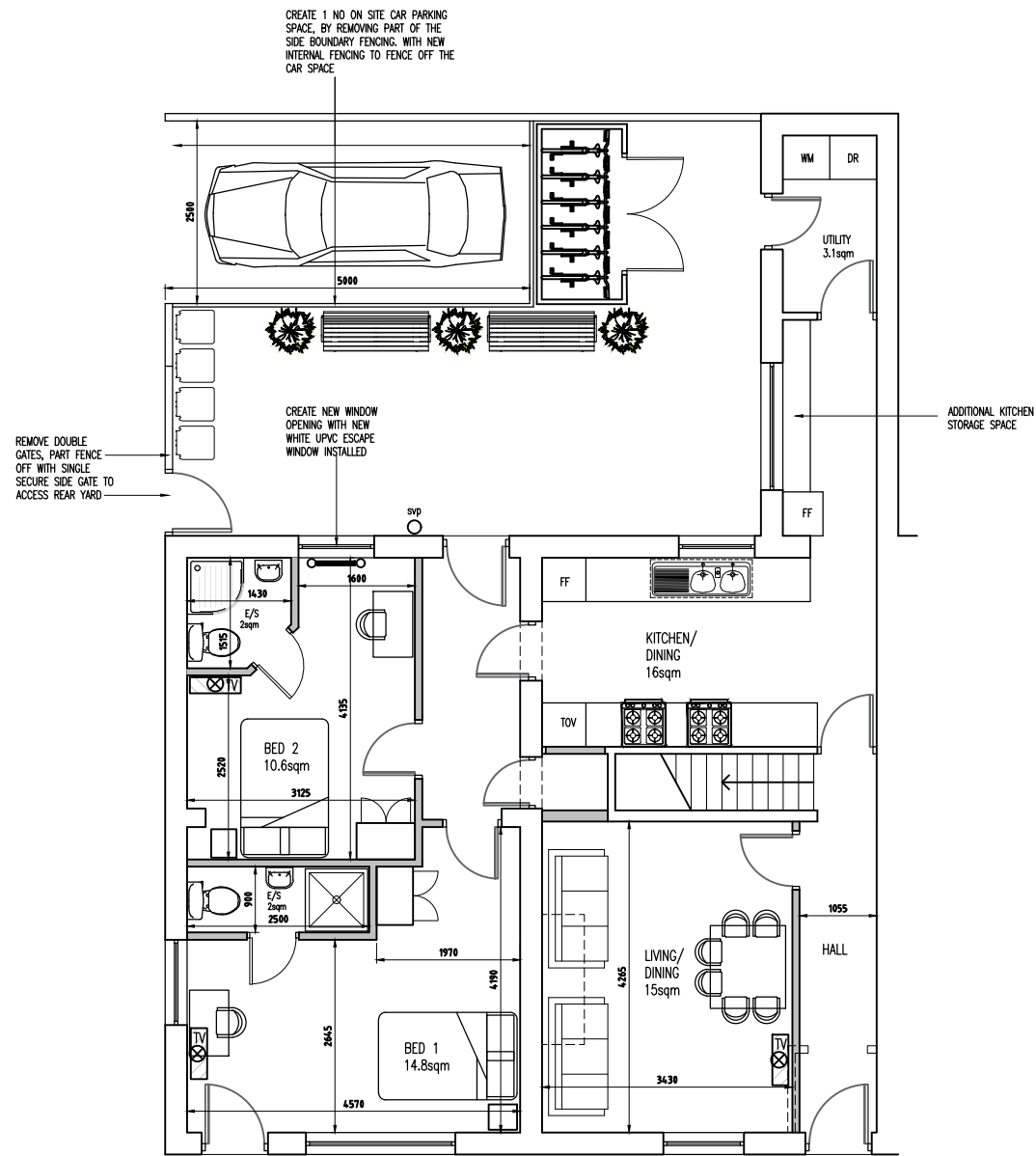
EXISTING REAR ELEVATION  
1:100 @ A3



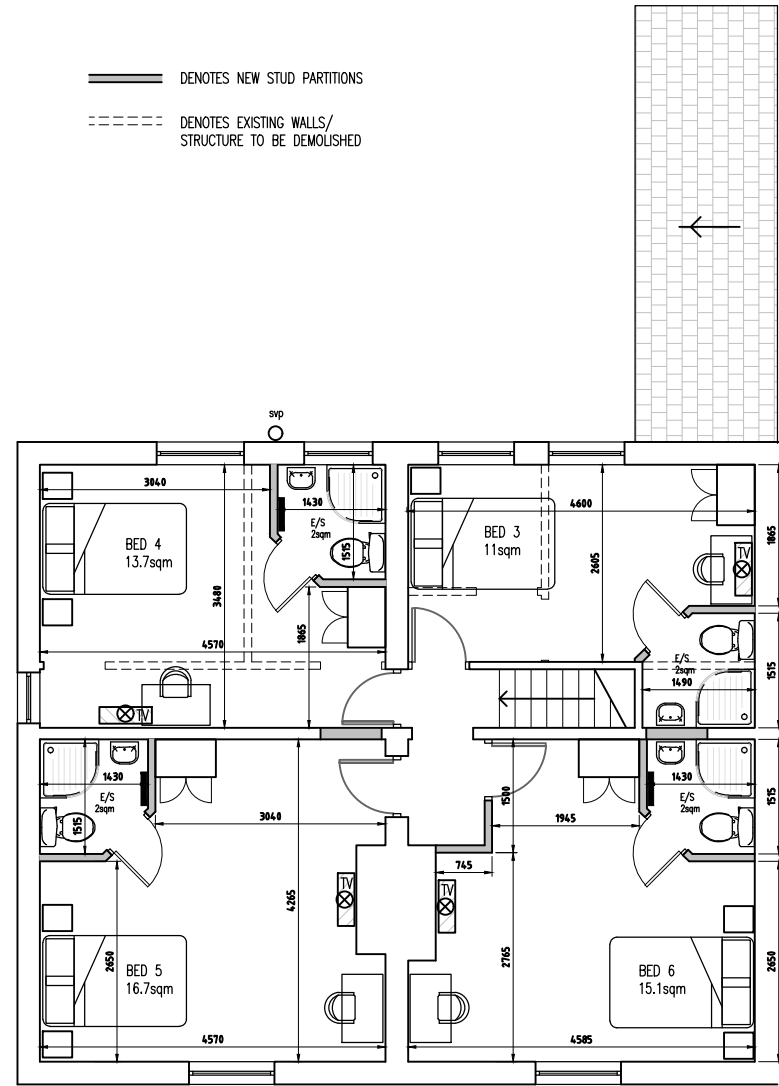
EXISTING REAR/SIDE ELEVATION  
1:100 @ A3



Rev	Amendments	Date	Ints
<b>Mark Gordon</b> Design + Associates			
Project			
12 ABDEN STREET, RADCLIFFE, M26 3AT			
Drawing Title			
EXISTING ELEVATIONS			
Drawn	MG	Checked	-
Date	FEB 2026	Scale	A3 1 : 100
Drawing No.	12AS/203/PL		Rev.



PROPOSED GROUND FLOOR PLAN  
1:100 @ A3



PROPOSED FIRST FLOOR PLAN  
1:100 @ A3



P1	Amendments after planning comments	11.06.26	MG
Rev	Amendments	Date	Ints

**Mark Gordon**  
Design + Associates

Project  
12 ABDEN STREET,  
RADCLIFFE, M26 3AT

Drawing Title  
PROPOSED PLAN LAYOUTS

Drawn	MG	Checked	-
Date	FEB 2026	Scale	A3 1 : 100
Drawing No.	12AS/204/PL	Rev.	P1

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<b>REPORT FOR NOTING</b>
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<b>Agenda Item</b>
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<b>5</b>
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<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>28 May 2026</b>
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</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	

**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.

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

David Marno, Head of Development Management  
 Planning Services, Department for Resources and Regulation  
 3 Knowsley Place  
 Bury BL9 0EJ

**Tel: 0161 253 5291**

**Email: [d.marno@bury.gov.uk](mailto:d.marno@bury.gov.uk)**

# Planning applications decided using Delegated Powers

## Between 13/04/2026 and 18/05/2026



Ward:

**Application No.:** 71744      **App. Type:** CONDIS 01/05/2026      Approve  
**Location:** Former Texaco Garage, Bury Old Road, Prestwich, M25 0HH  
**Proposal:** Application to discharge conditions on planning permission 69164: Condition 3 (Trees Stabilisation), condition 4 (Vehicular Access), condition 5 (Construction Traffic Management Plan), condition 6 (Surface Water Drainage)

**Application No.:** 72574      **App. Type:** CONDIS 15/05/2026      Approve  
**Location:** Star Radcliffe Academy, Spring Lane, Radcliffe, Manchester, M26 2SZ  
**Proposal:** Application to discharge condition 8 (community use agreement) and condition 29 (external lighting) on planning permission 72502

**Application No.:** 72705      **App. Type:** CONDIS 08/05/2026      Approve  
**Location:** Land off Croft Lane, Bury, BL9 8QA  
**Proposal:** Application to discharge condition nos. 3 (Grounds Report) 9. (Japanese Knotweed) 13. (Visibility Splays) 14. (Construction Traffic Management Plan) on planning permission 69863

**Application No.:** 72708      **App. Type:** CONDIS 30/04/2026      Approve  
**Location:** Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich  
**Proposal:** Application to discharge condition no. 20 (Electric Vehicle Charging) and partially discharge condition nos. 30 (Details of Car Parking Provision) and 52 (External Materials) relating to Phase 1A pursuant to Planning Permission 70449

**Application No.:** 72814      **App. Type:** CONDIS 06/05/2026      Approve  
**Location:** Land at side of 31-33 Victoria Court, Ryecroft Avenue, Tottington, Bury, BL8 3GY  
**Proposal:** Application to discharge condition 3 (external materials schedule), condition 5 (CEMP method statement - protection of Black Brook), condition 6 (CEMP method statement - invasive non-native species (INNS) removal), condition 7 (CEMP method statement - amphibians & small mammals), condition 8 (biodiversity gain plan), condition 9 (HMMP), condition 17 (additional construction method details), condition 23 (swift bricks & bat boxes), statutory BNG condition on planning permission 71758

**Application No.:** 72876      **App. Type:** CONDIS 15/04/2026      Approve  
**Location:** 20 Church Lane, Whitefield, Manchester, M45 7NF  
**Proposal:** Application to discharge condition 3 (samples of materials) and condition 4 (window details) on planning permission 72358

**Application No.:** 72923      **App. Type:** CONDIS 16/04/2026      Approve  
**Location:** 399 Bass Lane, Summerseat, Bury, BL9 5NR  
**Proposal:** Application to discharge condition 4 (construction traffic management plan CTMP) on planning permission 70983

<b>Application No.:</b> 72929	<b>App. Type:</b> CONDIS 30/04/2026	Approve
<b>Location:</b>	527 Manchester Road, Bury, BL9 9SH	
<b>Proposal:</b>	Application to discharge condition 3 (sound insulation) and condition 4 (cycle storage) on planning permission 71842	
<b>Application No.:</b> 72953	<b>App. Type:</b> CONDIS 22/04/2026	Approve with Conditions
<b>Location:</b>	106 Nelson Street, Bury, BL9 9HX	
<b>Proposal:</b>	Application to discharge condition 6 (sustainable drainage assessment) on planning permission 72226	
<b>Application No.:</b> 72954	<b>App. Type:</b> CONDIS 22/04/2026	Approve with Conditions
<b>Location:</b>	104 Nelson Street, Bury, BL9 9HX	
<b>Proposal:</b>	Application to discharge condition 6 (sustainable drainage assessment) on planning permission 72225	
<b>Application No.:</b> 72955	<b>App. Type:</b> CONDIS 22/04/2026	Approve with Conditions
<b>Location:</b>	102 Nelson Street, Bury, BL9 9HX	
<b>Proposal:</b>	Application to discharge condition 6 (sustainable drainage assessment) on planning permission 72224	
<b>Application No.:</b> 72960	<b>App. Type:</b> CONDIS 22/04/2026	Approve
<b>Location:</b>	21 Chelsea Avenue, Radcliffe, Manchester, M26 3NE	
<b>Proposal:</b>	Application to discharge condition 4 (materials) on planning permission 72385	
<b>Application No.:</b> 72969	<b>App. Type:</b> CONDIS 05/05/2026	Approve with Conditions
<b>Location:</b>	Eton Business Park, Eton Hill Road, Radcliffe	
<b>Proposal:</b>	Application to discharge condition 6 (surface water drainage proposals) on planning permission 71000	
<b>Application No.:</b> 72986	<b>App. Type:</b> CONDIS 08/05/2026	Split Decision
<b>Location:</b>	Land off Parkinson Street, Bury, BL9 6NY	
<b>Proposal:</b>	Application to discharge condition 5 (Garden Validations for Plots 12–26, 29–32, 74–81 & Gas Validations for Plots 10–51, 62–81) on planning permission 71577	
<b>Application No.:</b> 73048	<b>App. Type:</b> CONDIS 11/05/2026	Approve
<b>Location:</b>	Spurr House, Pole Lane, Bury, BL9 8QL	
<b>Proposal:</b>	Application to discharge condition 14 (habitat management & monitoring plan (HMMP)) on planning permission 72240	
<b>Application No.:</b> 73070	<b>App. Type:</b> CON 28/04/2026	Raise No Objection
<b>Location:</b>	Church Inn, Castle Hill Road, Bury, BL9 6UH	
<b>Proposal:</b>	Article 18 consultation from Rochdale BC (ref. 25/01118): Change of use from Public House and Restaurant to Offices with associated demolition and extension works, alterations to roof height, parking provision, storage and staff garden area.	
<b>Application No.:</b> 73095	<b>App. Type:</b> REG5 13/05/2026	Raise No Objection
<b>Location:</b>	Pavement at Corner of Bolton Road West and Woodhey Road, Ramsbottom, BL0 9SB	
<b>Proposal:</b>	Regulation 5 Notice (ref. WH1K3W5V) Intention to install 10m Wooden Light Pole	

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**Application No.:** 73101    **App. Type:** REG5    13/05/2026    Raise No Objection  
**Location:** Bury Waste Water Treatment Works, Crossfield Street, Bury, BL9 9TF  
**Proposal:** Regulation 5 Notice (ref. 99970) Of Intention To Install 1no. New Containerised Power Generator, 1no New Equipment Cabinet And Associated Ancillary Works Thereto.

---

**Application No.:** 73108    **App. Type:** SCR    05/05/2026    EIA Required  
**Location:** Land east of Walmersley Road, Bury, BL9 5JX  
**Proposal:** Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Screening Opinion Request for Outline Planning Permission for mixed use development for up to 350 dwellings (including 40% affordable), employment/commercial, local retail centre, mobility hub, public open space and associated infrastructure. Access is applied for in detail, all other matters are reserved for future determination.

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**Application No.:** 73135    **App. Type:** PAVE    06/05/2026    Raise No Objection  
**Location:** The Pearl, Bury New Road, Prestwich, M25 1AF  
**Proposal:** Consultation on application for placement of tables and chairs on public highway (ref. TM8/23/106)

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Ward: **Bury East**

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**Application No.:** 72061    **App. Type:** FUL    14/04/2026    Approve with Conditions  
**Location:** 44-48 Bolton Street, Bury, BL9 0LL  
**Proposal:** Change of use of first and second floors from Offices (Class E) to 4 no. Apartments (Class C3); External works/alterations to shop ground floor frontage

---

**Application No.:** 72500    **App. Type:** FUL    28/04/2026    Approve with Conditions  
**Location:** Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD  
**Proposal:** Erection of single storey resuscitation unit with single storey electric plant room erected on roof.

---

**Application No.:** 72759    **App. Type:** FUL    17/04/2026    Refused  
**Location:** 4-6 Silver Street, Bury, BL9 0EX  
**Proposal:** Change of use of ground floor from Class E to a hot food takeaway (Sui Generis); extractor flue at rear

---

**Application No.:** 72861    **App. Type:** FUL    01/05/2026    Refused  
**Location:** 5 Crompton Street, Bury, BL9 0AD  
**Proposal:** Construction of a brick wall, fencing & gates to the front; Brick wall to the side and change of use of land from open space to create secure courtyard amenity space with cycle and refuse storage provision in association with 5 Crompton Street

---

**Application No.:** 72917    **App. Type:** FUL    22/04/2026    Approve with Conditions  
**Location:** 56 Goldfinch Drive, Bury, BL9 6JS  
**Proposal:** Single storey extension at side/rear

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**Application No.:** 72965    **App. Type:** GPDE    16/04/2026    Prior Approval Not Required - Extension  
**Location:** 26 Thompson Drive, Bury, BL9 7ND  
**Proposal:** Prior approval for proposed single storey rear extension

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**Application No.:** 72980      **App. Type:** P3JPA      16/04/2026      Refused  
**Location:** 8-12 Silver Street, Bury, BL9 0EX  
**Proposal:** Prior approval for change of use of from Use Class E to create 8 no. apartments (Use Class C3)

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**Application No.:** 73096      **App. Type:** LDCP      08/05/2026      Lawful Development  
**Location:** Prettywood View Barn, Broad Oak Lane, Bury, BL9 7SS  
**Proposal:** Lawful development certificate for proposed Garden Building. Foul drainage via existing drain to existing septic tank. Surface water to soakaway.

**Ward:** **Bury East - Moorside**

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**Application No.:** 72899      **App. Type:** FUL      22/04/2026      Approve with Conditions  
**Location:** 39 Kingfisher Drive, Bury, BL9 6JF  
**Proposal:** Single storey rear extension

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**Application No.:** 72935      **App. Type:** FUL      11/05/2026      Approve with Conditions  
**Location:** 25 Halsall Close, Bury, BL9 6HN  
**Proposal:** Conversion of existing garage at rear into single storey rear extension

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**Application No.:** 73045      **App. Type:** LDCP      16/04/2026      Refused  
**Location:** 15 Taylor Street, Bury, BL9 6DT  
**Proposal:** Lawful development certificate for proposed single storey rear extension

**Ward:** **Bury East - Redvales**

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**Application No.:** 72854      **App. Type:** FUL      15/04/2026      Approve with Conditions  
**Location:** 40 Tennyson Avenue, Bury, BL9 9RQ  
**Proposal:** Two storey/single storey rear extension

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**Application No.:** 72901      **App. Type:** LDCP      16/04/2026      Lawful Development  
**Location:** 7 Brocklehurst Avenue, Bury, BL9 9AQ  
**Proposal:** Lawful development certificate for proposed change of use from dwelling (Class C3) to Residential Children's Home (Class C2) for up to 2 no. children, with up to 2 no. full time carers and 1 no. manager present on site, working on a rotational basis

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**Application No.:** 72943      **App. Type:** FUL      11/05/2026      Approve with Conditions  
**Location:** 33B Redvales Road, Bury, BL9 9PU  
**Proposal:** Change of use of the first floor from dwelling to beauty salon (Use Class E)

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**Application No.:** 72956      **App. Type:** LDCP      01/05/2026      Lawful Development  
**Location:** 17 St Peters Road, Bury, BL9 9RA  
**Proposal:** Lawful development certificate for proposed change of use from dwellinghouse Class C3(a) to home for 2 adults Class C3(b)

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**Application No.:** 72982    **App. Type:** FUL    07/05/2026    Refused  
**Location:** 35 Heaton Fold, Bury, BL9 9HF  
**Proposal:** Erection of 1.8m high fence at front and side

---

**Application No.:** 73008    **App. Type:** LDCE    13/05/2026    Refused  
**Location:** 74 Tenters Street, Bury, BL9 0HL  
**Proposal:** Lawful development certificate for existing 5 Bed HMO

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**Application No.:** 73017    **App. Type:** LDCE    13/05/2026    Refused  
**Location:** 72 Tenters Street, Bury, BL9 0HL  
**Proposal:** Lawful development certificate for existing 5 Bed HMO

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Ward: **Bury West**

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**Application No.:** 72670    **App. Type:** DEM    17/04/2026    Prior Approval Required and Granted  
**Location:** Cygnet Hospital, The Gate House, High Bank, Bury, BL8 2BS  
**Proposal:** Prior approval for proposed demolition of existing building

---

**Application No.:** 72937    **App. Type:** FUL    29/04/2026    Approve with Conditions  
**Location:** 14 Glenboro Avenue, Bury, BL8 2PR  
**Proposal:** Variation of condition 2 (approved plans) on planning permission 72581 (Single storey side/rear extension):  
Render to external elevations

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**Application No.:** 72967    **App. Type:** FUL    07/05/2026    Approve with Conditions  
**Location:** 2 Abbey Drive, Bury, BL8 2HP  
**Proposal:** Single storey rear extension and raising of roof over garage

---

**Application No.:** 73014    **App. Type:** LDCE    01/05/2026    Lawful Development  
**Location:** 20 Rose Grove, Bury, BL8 2UJ  
**Proposal:** Lawful development certificate for the proposed construction of a single storey lean-to

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**Application No.:** 73069    **App. Type:** LDCE    07/05/2026    Lawful Development  
**Location:** 278 Ainsworth Road, Bury, BL8 2LT  
**Proposal:** Lawful development certificate for proposed part replacement of existing lean-to utility space and a single storey bay window to adjoining ground floor bedroom.

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Ward: **Bury West - Elton**

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**Application No.:** 72653    **App. Type:** FUL    22/04/2026    Approve with Conditions  
**Location:** 369 Brandleholme Road, Bury, BL8 1HS  
**Proposal:** Formation of an external seating area with associated wind barriers and retractable awning together with alterations to the existing shop front including new entrance door and shop front glazing; flat to be self-contained

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**Application No.:** 72830      **App. Type:** FUL      07/05/2026      Approve with Conditions  
**Location:** 10 Pickering Close, Bury, BL8 1UE  
**Proposal:** Single storey extension at rear and extension to raised decking

---

**Application No.:** 72871      **App. Type:** FUL      16/04/2026      Approve with Conditions  
**Location:** 2 Valley Avenue, Bury, BL8 1FA  
**Proposal:** First floor extension at side and single storey extension at rear

---

**Application No.:** 72976      **App. Type:** FUL      14/05/2026      Approve with Conditions  
**Location:** 271 Tottington Road, Bury, BL8 1SE  
**Proposal:** Refurbishment of existing building and change of use to office accommodation (Class E), including internal subdivision to provide up to four office units, ancillary storage, associated parking and landscaping.

---

**Application No.:** 72999      **App. Type:** FUL      01/05/2026      Approve with Conditions  
**Location:** 1A Scholes Street, Bury, BL8 2RB  
**Proposal:** Two storey extension at side and rear

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**Application No.:** 73081      **App. Type:** GPDE      11/05/2026      Prior Approval Not Required - Extension  
**Location:** 37 Hawthorn Avenue, Bury, BL8 1DU  
**Proposal:** Prior approval for proposed single storey rear extension

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Ward: **North Manor**

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**Application No.:** 72873      **App. Type:** FUL      07/05/2026      Approve with Conditions  
**Location:** 8 Walmersley Old Road, Bury, BL9 6SQ  
**Proposal:** Change of use from Class E (office) to Sui Generis ( hot food take away ) with a canopy/extractor flue above the roof.

---

**Application No.:** 72906      **App. Type:** FUL      06/05/2026      Approve with Conditions  
**Location:** Windacre Works, Mather Road, Bury, BL9 6RB  
**Proposal:** Variation of condition 12 of planning permission 70252 (Variation of condition no.12 of planning permission 66958: The approved works shall be implemented to the satisfaction of the Local Planning Authority before the occupation of the final (fourth) dwelling, or, in the event that the approved development as a whole is not completed by 31st January 2026, by that date (whichever is the sooner of those dates):  
Remove the requirement for the approved off-site highway improvement works to be completed by 31 January 2026 and replace with a revised date 31st January 2028, whilst retaining the requirement that those works are implemented to the satisfaction of the Local Planning Authority prior to the occupation of the final (fourth) dwelling

---

**Application No.:** 72947      **App. Type:** FUL      01/05/2026      Approve with Conditions  
**Location:** 506 Bolton Road West, Ramsbottom, Bury, BL0 9RU  
**Proposal:** Two storey extension at side/rear and pergola at rear; Alterations to first floor at rear to form Juliette balcony; Alterations to front porch; Replace part boundary wall at side with fence

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**Application No.:** 72948    **App. Type:** FUL    01/05/2026    Approve with Conditions  
**Location:** 43 Walmersley Old Road, Bury, BL9 6SD  
**Proposal:** Single storey side/rear extension; Solar panels to front

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**Application No.:** 72961    **App. Type:** FUL    06/05/2026    Approve with Conditions  
**Location:** 60 Bolton Road, Tottington, Bury, BL8 4JA  
**Proposal:** Single storey rear extension; Single storey side extension to form link to existing detached garage with part conversion to living accommodation and rising of roof ridge height

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

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**Application No.:** 72713    **App. Type:** FUL    17/04/2026    Approve with Conditions  
**Location:** 18 Malvern Close, Prestwich, Manchester, M25 1PH  
**Proposal:** Two storey extension at side; two storey extension at rear and alterations to existing roof; change to fenestration including render

---

**Application No.:** 72907    **App. Type:** FUL    20/04/2026    Approve with Conditions  
**Location:** 24 Tamworth Avenue, Whitefield, Manchester, M45 6UH  
**Proposal:** Two storey/single storey side extension

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**Application No.:** 72932    **App. Type:** FUL    17/04/2026    Approve with Conditions  
**Location:** 14 Ludlow Avenue, Whitefield, Manchester, M45 6TD  
**Proposal:** Variation of condition 2 (approved plans) on planning permission 67736 (two storey side extension):  
Removal of setback at front

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**Application No.:** 72945    **App. Type:** FUL    15/04/2026    Approve with Conditions  
**Location:** 38 Heys Road, Prestwich, Manchester, M25 1JY  
**Proposal:** Variation of condition 2 (approved plans) on planning permission 71057 (single storey side and rear extensions), amendments include: 1. The rear wall of the extension to be squared off 2. The rear door changed to a window 3. The roof lights slightly changed in size/reduced in number/ratio of proposed materials changed slightly 4. New single access gate is proposed at side to provide access to the rear garden space

---

**Application No.:** 73076    **App. Type:** LDCP    08/05/2026    Lawful Development  
**Location:** 9 Elm Grove, Prestwich, Manchester, M25 3DN  
**Proposal:** Lawful development certificate for proposed rear dormer and loft conversion

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

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**Application No.:** 72843    **App. Type:** FUL    15/04/2026    Approve with Conditions  
**Location:** 7 Woodland Crescent, Prestwich, Manchester, M25 9WQ  
**Proposal:** Loft conversion with front & rear dormers

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**Application No.:** 72881    **App. Type:** FUL    15/04/2026    Approve with Conditions  
**Location:** 3 Danesway, Prestwich, Manchester, M25 0ET  
**Proposal:** Two storey side extension; Single storey side/rear extension; Front porch with canopy

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**Application No.:** 72891    **App. Type:** FUL    29/04/2026    Approve with Conditions  
**Location:** 80 Park Road, Prestwich, Manchester, M25 0DY  
**Proposal:** Single storey side and rear extension; First floor extension at rear and addition of 2 no. first floor windows to side elevation

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**Application No.:** 72894    **App. Type:** FUL    20/04/2026    Approve with Conditions  
**Location:** 37 Bland Road, Prestwich, Manchester, M25 9WG  
**Proposal:** Demolition of existing single storey rear extension; Single storey rear extension; Erection of side boundary fence on top of existing wall

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**Application No.:** 72914    **App. Type:** FUL    07/05/2026    Approve with Conditions  
**Location:** 130 Kings Road, Prestwich, Manchester, M25 0EZ  
**Proposal:** Two/single storey extension at side/rear; Widening of existing driveway

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**Application No.:** 72933    **App. Type:** FUL    01/05/2026    Approve with Conditions  
**Location:** 38 Edenfield Road, Prestwich, Manchester, M25 0EE  
**Proposal:** Single storey/first floor extension at front/side and two/single storey extension at side/rear with raised decking

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**Application No.:** 73026    **App. Type:** LDCE    01/05/2026    Lawful Development  
**Location:** 20 Wilton Avenue, Prestwich, Manchester, M25 0HD  
**Proposal:** Lawful Development Certificate for existing use of the property as a 5 bedroom HMO

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

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**Application No.:** 72946    **App. Type:** FUL    06/05/2026    Approve with Conditions  
**Location:** 20 Mountside Crescent, Prestwich, Manchester, M25 3JF  
**Proposal:** Two storey side extension

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**Application No.:** 73019    **App. Type:** LDCE    13/04/2026    Lawful Development  
**Location:** 17 Carlford Grove, Prestwich, Manchester, M25 9TN  
**Proposal:** Lawful development certificate for proposed loft conversion with rear facing dormers and 2 no roof lights at front

Ward: **Radcliffe - East**

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**Application No.:** 72942    **App. Type:** FUL    20/04/2026    Approve with Conditions  
**Location:** Compound north of York Street, Bury, M26 2GL  
**Proposal:** Installation of black paladin fence

Ward: **Radcliffe - North and Ainsworth**

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**Application No.:** 72256    **App. Type:** FUL    01/05/2026    Refused  
**Location:** Land off Bury & Bolton Road, Radcliffe, M26 4PF  
**Proposal:** Demolition of existing Equestrian Barn and Erection of a Dwelling

---

**Application No.:** 72918      **App. Type:** LDCP      28/04/2026      Refused  
**Location:** 49 Bury and Bolton Road, Radcliffe, Manchester, M26 4LF  
**Proposal:** Lawful development for proposed development of a single storey extension, side and rear (The rear extension replacing an existing lean to structure and matches the extension line and roof line of the neighbour; The side extension infills an unused space to the side of the property while maintaining existing building lines; All works will be in materials to match existing)

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**Application No.:** 72977      **App. Type:** FUL      07/05/2026      Approve with Conditions  
**Location:** 429 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ  
**Proposal:** Two storey/single storey rear extension; Garage conversion with first floor side extension; Front porch

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**Application No.:** 72984      **App. Type:** PMBPA      11/05/2026      Prior Approval Required and Granted  
**Location:** 344 Bradley Fold Road, Radcliffe, Bolton, BL2 6RL  
**Proposal:** Prior approval for a proposed change of use from agricultural building to a single dwelling with building operations reasonably required to convert the building and a rear extension

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**Application No.:** 72990      **App. Type:** FUL      08/05/2026      Approve with Conditions  
**Location:** The Stables, Arthur Lane, Radcliffe, Bolton, BL2 5PN  
**Proposal:** Single storey side extension

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**Application No.:** 72994      **App. Type:** FUL      08/05/2026      Approve with Conditions  
**Location:** 23A Countess Lane, Radcliffe, Manchester, M26 3WF  
**Proposal:** External alterations to render all existing brick walls to front/side elevations and boundary wall

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Ward: **Radcliffe - West**

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**Application No.:** 72855      **App. Type:** FUL      16/04/2026      Approve with Conditions  
**Location:** 17 Firwood Crescent, Radcliffe, Manchester, M26 1BN  
**Proposal:** Two Storey/Single Storey Rear Extension; Raised Access Path to Front with Canopy

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**Application No.:** 72921      **App. Type:** FUL      22/04/2026      Approve with Conditions  
**Location:** 24 Highmeadow, Radcliffe, Manchester, M26 1YN  
**Proposal:** Conversion of existing conservatory at rear into single storey extension with new pitched roof

---

**Application No.:** 72927      **App. Type:** FUL      13/05/2026      Approve with Conditions  
**Location:** Building Chemical Research Co, Mount Sion Road, Radcliffe, Manchester, M26 3SJ  
**Proposal:** Replacement storage building

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Ward: **Ramsbottom**

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**Application No.:** 72703      **App. Type:** FUL      22/04/2026      Approve with Conditions  
**Location:** Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB  
**Proposal:** Demolition of steel framed stables building and the rebuilding of a stone barn and single storey rear extension to form 1no. dwelling

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**Application No.:** 72794    **App. Type:** FUL    14/04/2026    Approve with Conditions  
**Location:** 1 Prospect House, Tanners Street, Ramsbottom, Bury, BL0 9ES  
**Proposal:** Single storey rear extension, loft conversion with front and rear dormers, partial reclad and external modifications

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**Application No.:** 72798    **App. Type:** FUL    22/04/2026    Approve with Conditions  
**Location:** 7 Boothwood Stile, Ramsbottom, BL8 4NE  
**Proposal:** Single storey rear extension

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**Application No.:** 72813    **App. Type:** LBC    16/04/2026    Approve with Conditions  
**Location:** Higher House, Moor Road, Ramsbottom, Bury, BL8 4NY  
**Proposal:** Listed building consent for Variation of condition no. 5 (Slimline Double Glazing) on planning permission 71823 to standard double glazing

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**Application No.:** 72819    **App. Type:** FUL    16/04/2026    Approve with Conditions  
**Location:** Higher House, Moor Road, Ramsbottom, Bury, BL8 4NY  
**Proposal:** Variation of condition no. 8 (Slimline Double Glazing) on planning permission 71808 to standard double glazing

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**Application No.:** 72827    **App. Type:** FUL    22/04/2026    Approve with Conditions  
**Location:** The Mill, Cobden Mill Court, Ramsbottom, BL0 9GG  
**Proposal:** Variation of condition 6, 7, 11 & 12 (approved plans) of planning permission 63702 (Conversion of former mill to 14 no. apartments and erection of 4no. dwellings): Amendments to Mill Building approved plans to include addition of rooflights, a third floor juliet balcony to front elevation; addition of sun tunnels along ridge of rear elevation; amendments to front and rear fenestration and change to parking layout including reduction from 12 to 11 parking spaces

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**Application No.:** 72828    **App. Type:** FUL    23/04/2026    Approve with Conditions  
**Location:** The Gate House, Cobden Mill Court, Ramsbottom, BL0 9GG  
**Proposal:** Change of house type on granted planning application 57570 to include: two storey extension to the gate house, located to the west of the pike detail; single storey extension with parapet balcony between the gatehouse, the corner house and old engine house building; addition of a double storey extension on the end of the gate house and addition of rooflights and windows to the rear elevation of the gate house

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**Application No.:** 72862    **App. Type:** FUL    16/04/2026    Approve with Conditions  
**Location:** Meadow Heys, Moorbottom Road, Ramsbottom, Bury, BL8 4NS  
**Proposal:** Single storey rear extension with timber cladding; new facing brick to external walls; new black upvc windows and doors and installation of solar tiles to roof at front

---

**Application No.:** 72924    **App. Type:** FUL    28/04/2026    Approve with Conditions  
**Location:** 3 Marlborough Close, Ramsbottom, Bury, BL0 9YU  
**Proposal:** First floor extension over existing garage

---

**Application No.:** 72978    **App. Type:** FUL    11/05/2026    Refused  
**Location:** Westgate, 339 Manchester Road, Ramsbottom, Bury, BL9 5NA  
**Proposal:** Creation of new front driveway including formation of vehicular crossing over the pavement

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**Application No.:** 72997    **App. Type:** LDCP    14/05/2026    Lawful Development  
**Location:** The Eagle & Child, 3 Whalley Road, Ramsbottom, Bury, BL0 0DL  
**Proposal:** s192 Lawful development certificate for proposed provision of a moveable structure within the pub beer garden under Part 2 Class G of the Town and Country Planning (General Permitted Development) (England) Order.

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**Application No.:** 73015    **App. Type:** FUL    07/05/2026    Approve with Conditions  
**Location:** 14 Lawrie Avenue, Ramsbottom, Bury, BL0 9NW  
**Proposal:** Single storey extension at side and rear

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**Application No.:** 73018    **App. Type:** FUL    07/05/2026    Approve with Conditions  
**Location:** 3 Lawrie Avenue, Ramsbottom, Bury, BL0 9NW  
**Proposal:** New front porch and single storey extension at side/rear: Raised steps to rear leading down to lower garden

---

**Application No.:** 73028    **App. Type:** LDCP    01/05/2026    Lawful Development  
**Location:** 4 Cheshire Court, Ramsbottom, Bury, BL0 0BL  
**Proposal:** Lawful development certificate for proposed construction of a tiled roof over the existing conservatory; converting the existing garage into a habitable room.

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**Application No.:** 73066    **App. Type:** GPDE    11/05/2026    Prior Approval Not Required - Extension  
**Location:** 7 Palmerston Close, Ramsbottom, Bury, BL0 9YN  
**Proposal:** Prior approval for proposed single storey rear extension

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Ward: **Tottington**

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**Application No.:** 72820    **App. Type:** FUL    15/04/2026    Approve with Conditions  
**Location:** Three Gates Farm, Turton Road, Tottington, Bury, BL8 3QG  
**Proposal:** Conversion of building (Use Class B8) to 1no. dwelling

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**Application No.:** 72870    **App. Type:** FUL    20/04/2026    Approve with Conditions  
**Location:** 10 Chiltern Drive, Bury, BL8 1QY  
**Proposal:** Single storey rear extension

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**Application No.:** 72895    **App. Type:** FUL    17/04/2026    Approve with Conditions  
**Location:** Meadow Head, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PP  
**Proposal:** Two storey/single storey side extension with rear balustrade balcony

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**Application No.:** 72903    **App. Type:** FUL    22/04/2026    Approve with Conditions  
**Location:** 4 Booth Way, Tottington, Bury, BL8 3JL  
**Proposal:** Single Storey Front/Side & Rear Extensions

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**Application No.:** 72944    **App. Type:** FUL    17/04/2026    Approve with Conditions  
**Location:** Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH  
**Proposal:** Demolition of 2 no. existing outbuildings and erection of single storey triple-bay carport structure

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**Ward: Whitefield + Unsworth - Besses**

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**Application No.:** 72919    **App. Type:** LDCP    16/04/2026    Lawful Development  
**Location:** 31 Roch Crescent, Whitefield, Manchester, M45 8LP  
**Proposal:** Lawful development certificate for proposed use of a dwellinghouse (Use Class C3(a)) as supported residential accommodation (Use Class C3(b))

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**Application No.:** 73043    **App. Type:** PIP    05/05/2026    Approve  
**Location:** 31 Charnley Street, Whitefield, Manchester, M45 6BG  
**Proposal:** Application for permission in principle for erection of 3 no. Dwellings

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

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**Application No.:** 72879    **App. Type:** FUL    29/04/2026    Approve with Conditions  
**Location:** Whitefield Police Station, Bury New Road, Whitefield, Manchester, M45 8QN  
**Proposal:** 3 no. replacement external aluminium windows; 1 no. new external aluminium doorset; 1 no. external steel lintel to external blockwork; External columns blast cleaned and repaired

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**Application No.:** 72979    **App. Type:** FUL    01/05/2026    Approve with Conditions  
**Location:** 33 Sergeants Lane, Whitefield, Manchester, M45 7TR  
**Proposal:** Alterations to existing side boundary wall including new side/front 2m height wall with render & front gate

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**Application No.:** 73006    **App. Type:** LDCP    08/05/2026    Lawful Development  
**Location:** 92 Nipper Lane, Whitefield, Manchester, M45 7RF  
**Proposal:** Lawful development certificate for proposed rear dormer extension and loft conversion

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**Ward: Whitefield + Unsworth - Unsworth**

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**Application No.:** 72889    **App. Type:** FUL    17/04/2026    Approve with Conditions  
**Location:** 26 Rhodes Drive, Bury, BL9 8NH  
**Proposal:** First floor/two storey side extension

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**Application No.:** 72910    **App. Type:** FUL    20/04/2026    Approve with Conditions  
**Location:** 7 Alwick Drive, Bury, BL9 8BZ  
**Proposal:** Two storey side extension

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**Application No.:** 72911    **App. Type:** FUL    01/05/2026    Approve with Conditions  
**Location:** 19 St Georges Road, Bury, BL9 8JG  
**Proposal:** First floor rear extension

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**Application No.:** 72963    **App. Type:** FUL    01/05/2026    Approve with Conditions  
**Location:** 17 Leyton Drive, Bury, BL9 9SL  
**Proposal:** Single storey rear extension

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**Total Number of Applications Decided:**    107

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# REPORT FOR NOTING

<b>Agenda Item</b>	<b>6</b>
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<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>28 May 2026</b>
<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</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>	<p>Planning Appeals:</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul> <p>Enforcement Appeals</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul>
<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
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<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	

**1.0 BACKGROUND**

This is a monthly report to the Committee of the Planning Appeals lodged against decisions of the authority and against Enforcement Notices served and those that have been subsequently determined by the Planning Inspectorate.

Attached to the report are the Inspectors Decisions and a verbal report will be presented to the Committee on the implications of the decisions on the Appeals that were upheld.

**2.0 CONCLUSION**

That the item be noted.

**List of Background Papers:-**

**Contact Details:-**

David Marno, Head of Development Management  
 Planning Services, Department for Resources and Regulation,  
 3 Knowsley Place ,Bury BL9 0EJ

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**Email: [d.marno@bury.gov.uk](mailto:d.marno@bury.gov.uk)**

**Planning Appeals Lodged  
between 13/04/2026 and 18/05/2026**



**Application No.:** 72414/FUL

**Appeal lodged:** 23/04/2026

**Decision level:** DEL

**Appeal Type:** Written Representations

**Recommended Decision:** Refuse

**Applicant:** Mr Asim Humza

**Location** 65A Windsor Road, Prestwich, M25 0DB

**Proposal** Change of use from shop to restaurant/coffee shop (Class E(b)) including retention of front canopy with the installation of new extractor system at side and AC unit at rear

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**Total Number of Appeals Lodged: 1**

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