

# REPORT FOR DECISION

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>22 November 2016</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	

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**1.0 BACKGROUND**

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

**2.0 CONCLUSION**

That the item be noted.

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**List of Background Papers:-None**

**Contact Details:-**

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 17/10/2016 and 13/11/2016**

**Ward: Bury East**

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**Application No.:** 60445    **App. Type:** FUL    19/10/2016    Refused

**Location:** The Gatehouse, Bridgefield Drive, Bury, BL9 7PE

**Proposal:** Erection of boundary fence

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**Application No.:** 60503    **App. Type:** FUL    18/10/2016    Approve with Conditions

**Location:** Pimhole Pharmacy, 185 Rochdale Road, Pimhole, Bury, BL9 7BB

**Proposal:** Change of use of 1st & 2nd floor from living accommodation to pharmacy dispensary (Class B1) in relation to the ground floor pharmacy

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**Application No.:** 60579    **App. Type:** FUL    01/11/2016    Approve with Conditions

**Location:** 6 Manchester Old Road, Bury, BL9 0TB

**Proposal:** Change of use from restaurant to childrens day nursery and extension to form new classroom/playroom/kitchen & offices

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**Application No.:** 60610    **App. Type:** GPDE    18/10/2016    Prior Approval Not Required - Extension

**Location:** 37 Nuttall Street, Pimhole, Bury, BL9 7EW

**Proposal:** Prior notification for proposed single storey rear extension

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**Application No.:** 60611    **App. Type:** FUL    04/11/2016    Approve with Conditions

**Location:** Unit B16, St Johns Square, The Rock, Bury, BL9 0NT

**Proposal:** Change of use from shop (Class A1) Tanning Salon (Sui Generis)

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**Application No.:** 60648    **App. Type:** FUL    09/11/2016    Approve with Conditions

**Location:** 68 Heywood Street, Bury, BL9 7EA

**Proposal:** Single storey rear extension

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**Ward: Bury East - Moorside**

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**Application No.:** 60490    **App. Type:** FUL    03/11/2016    Refused

**Location:** 132 Walmersley Road, Bury, BL9 6DX

**Proposal:** Change of use from social club (Sui Generis) to 8 bed HMO (Class C4 - House in Multiple Occupation)

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**Application No.:** 60524    **App. Type:** ADV    26/10/2016    Refused

**Location:** Bury Roofing Services, Peter Street, Bury, BL9 6AB

**Proposal:** Retrospective application for 2 no. non-illuminated external signs

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**Application No.:** 60584    **App. Type:** FUL    02/11/2016    Approve with Conditions  
**Location:** Units 28,29 & 30 Peel Industrial Estate, Chamberhall Street, Bury, BL9 OLU  
**Proposal:** Change of use of Units 28, 29 and 30 (Use Class B8) to a Short Term Operating Reserve (STOR) electricity generating facility (Sui Generis) including the installation of apparatus with a generating capacity of 15MW, together with alterations to the existing building and associated works.

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**Ward: Bury East - Redvales**

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**Application No.:** 60571    **App. Type:** FUL    01/11/2016    Approve with Conditions  
**Location:** Heaton Grove, Manchester Road, Bury, BL9 9QS  
**Proposal:** Replacement of entrance door and all windows with double glazed sash windows

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**Application No.:** 60572    **App. Type:** LBC    01/11/2016    Approve with Conditions  
**Location:** Heaton Grove, Manchester Road, Bury, BL9 9QS  
**Proposal:** Listed building consent for the replacement of entrance door and all windows with double glazed sash windows

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**Application No.:** 60597    **App. Type:** FUL    27/10/2016    Approve with Conditions  
**Location:** 48 Meadway, Bury, BL9 9TY  
**Proposal:** Single storey rear extension; new front canopy; reduction in front drive level including new steps and walls and erection of detached outbuilding at rear

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**Application No.:** 60613    **App. Type:** FUL    09/11/2016    Approve with Conditions  
**Location:** 22 Patterdale Drive, Bury, BL9 9PZ  
**Proposal:** Single storey rear extension

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**Ward: Bury West - Church**

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**Application No.:** 60541    **App. Type:** FUL    18/10/2016    Approve with Conditions  
**Location:** 6 Rothbury Close, Bury, BL8 2TT  
**Proposal:** Single storey front garage extension and conversion of existing garage

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**Application No.:** 60555    **App. Type:** FUL    19/10/2016    Approve with Conditions  
**Location:** 85 Grange Road, Bury, BL8 2PF  
**Proposal:** Single storey extension at rear, dormer extension at rear, addition of velux roof lights, and alterations to existing internal layout.

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**Application No.:** 60609    **App. Type:** LDGP    04/11/2016    Lawful Development  
**Location:** 4 Chatton Close, Bury, BL8 2UE  
**Proposal:** Lawful Development Certificate for the proposed replacement of existing fence with a 2 metre high wall

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**Application No.:** 60627    **App. Type:** FUL    24/10/2016    Approve with Conditions  
**Location:** 35 Bournville Drive, Bury, BL8 2UF  
**Proposal:** Two/single storey extension at front; Single storey extension at rear (revised scheme)

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**Application No.:** 60683    **App. Type:** FUL    11/11/2016    Approve with Conditions

**Location:** 6 Blackrod Drive, Bury, BL8 2HN

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

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**Ward: Bury West - Elton**

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**Application No.:** 60548    **App. Type:** FUL    26/10/2016    Approve with Conditions

**Location:** 8 Woodhall Close, Bury, BL8 1HQ

**Proposal:** First floor side extension & single storey rear extension

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**Application No.:** 60565    **App. Type:** FUL    25/10/2016    Approve with Conditions

**Location:** 19 Woodbank Drive, Bury, BL8 1DR

**Proposal:** Single storey extension at front and new roof over existing side extension with dormer extensions at front and rear

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**Application No.:** 60583    **App. Type:** FUL    27/10/2016    Approve with Conditions

**Location:** 3 Crompton Fold, Bury, BL8 1RE

**Proposal:** Single storey extension at front and infill extension at rear

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**Application No.:** 60631    **App. Type:** FUL    03/11/2016    Approve with Conditions

**Location:** 10 Horsham Close, Bury, BL8 1XY

**Proposal:** Single storey extension to front and rear

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**Ward: North Manor**

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**Application No.:** 60468    **App. Type:** FUL    20/10/2016    Refused

**Location:** Greenhalgh Fold Cottage, Whipney Lane, Tottington, Bury, BL8 4HT

**Proposal:** Change of use from a barn to a supplementary family annex

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**Application No.:** 60594    **App. Type:** FUL    26/10/2016    Refused

**Location:** 8 Mayfield Road, Ramsbottom, Bury, BLO 9TB

**Proposal:** Demolish existing garage to side/rear and erection of part single storey / part two storey extension at side / rear

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**Application No.:** 60620    **App. Type:** FUL    02/11/2016    Approve with Conditions

**Location:** 17 Tor Avenue, Tottington, Bury, BL8 4HG

**Proposal:** Two storey extension at rear and single storey extension at side/rear; Insertion of roof lights and sun tunnel; Creation of new vehicular access/driveway; Render to all elevations. (Revised scheme to include new bay roof with adjusted footprint and canopy detail to front elevation with additional 2 no. rooflights to rear and additional sun tubes to main roof)

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**Application No.:** 60655    **App. Type:** FUL    04/11/2016    Approve with Conditions

**Location:** 21 Longsight Road, Ramsbottom, Bury, BLO 9SL

**Proposal:** Erection of single storey extension to rear; Hipped roof to gable extension to accommodate loft conversion

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**Application No.:** 60657    **App. Type:** FUL    07/11/2016    Approve with Conditions

**Location:** 8 Riverside Drive, Summerseat, Ramsbottom, Bury, BL9 5QX

**Proposal:** Single storey rear extension and balcony to first floor

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**Ward: Prestwich - Holyrood**

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**Application No.:** 60477    **App. Type:** FUL    03/11/2016    Approve with Conditions

**Location:** Brookvale, Simister Lane, Prestwich, Manchester, M25 2SF

**Proposal:** Single storey extension with glazed link corridor

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**Application No.:** 60530    **App. Type:** FUL    26/10/2016    Refused

**Location:** 313 Bury Old Road, Prestwich, Manchester, M25 1JA

**Proposal:** Change of use of ground floor from dwellinghouse (Class C3) to chiropody clinic (Class D1) with first floor self contained flat

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**Application No.:** 60546    **App. Type:** FUL    17/10/2016    Approve with Conditions

**Location:** 7 Droughts Lane, Prestwich, Manchester, M25 2ST

**Proposal:** Two storey extension at side

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**Application No.:** 60622    **App. Type:** FUL    21/10/2016    Approve with Conditions

**Location:** 31 Milton Road, Prestwich, Manchester, M25 1PT

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

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**Application No.:** 60643    **App. Type:** LDCE    09/11/2016    Lawful Development

**Location:** 414 Bury Old Road, Prestwich, Manchester, M25 1PZ

**Proposal:** Lawful Development Certificate for the existing use of 414 Bury Old Road, Prestwich as a house in multiple occupation (HMO) (Class C4)

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**Ward: Prestwich - Sedgley**

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**Application No.:** 60590    **App. Type:** ADV    28/10/2016    Approve with Conditions

**Location:** Lidl, 14 Bury New Road, Prestwich, Manchester, M25 OLD

**Proposal:** 1 no. internally illuminated free standing totem sign

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**Application No.:** 60618    **App. Type:** FUL    03/11/2016    Approve with Conditions

**Location:** 1 Links Crescent, Prestwich, Manchester, M25 OGG

**Proposal:** Two and single storey side extensions and first floor rear extension

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**Application No.:** 60635    **App. Type:** FUL    07/11/2016    Approve with Conditions

**Location:** 28 Winchester Avenue, Prestwich, Manchester, M25 OLJ

**Proposal:** Single storey rear extension and single storey/first floor side extension

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**Application No.:** 60653    **App. Type:** FUL    04/11/2016    Approve with Conditions  
**Location:** Prestwich Hebrew Congregation, Crescent Avenue, Prestwich, Manchester, M25 9NU  
**Proposal:** New fire escape door on eastern elevation; spiral fire escape stair to south east elevation

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**Application No.:** 60705    **App. Type:** GPDE    20/10/2016    Prior Approval Required Refused - Ext  
**Location:** 19 Sandringham Grange, Prestwich, Manchester, M25 0BY  
**Proposal:** Prior notification for proposed single storey rear extension

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

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**Application No.:** 60573    **App. Type:** FUL    28/10/2016    Approve with Conditions  
**Location:** 6 Barnhill Avenue, Prestwich, Manchester, M25 9WJ  
**Proposal:** Replacement of roof including increase in ridge height, dormer at front and single storey extension at rear.

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**Application No.:** 60606    **App. Type:** FUL    27/10/2016    Approve with Conditions  
**Location:** 40 Sandy Lane, Prestwich, Manchester, M25 9NA  
**Proposal:** Demolition of playroom and erection of a part single and part two storey rear/two storey side and single storey front extensions.

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

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**Application No.:** 60308    **App. Type:** FUL    04/11/2016    Refused  
**Location:** 41 Cross Lane, Radcliffe, Manchester, M26 2QZ  
**Proposal:** Change of use from shop (Class A1) to hot food takeaway (Class A5)

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**Application No.:** 60420    **App. Type:** FUL    20/10/2016    Approve with Conditions  
**Location:** Site of Former Civic Centre, Thomas Street/New Church Street, Radcliffe, Bury, M26 2UD  
**Proposal:** Variation of conditions 2 & 14 of approved planning application 59600 to amend the finished floor levels of the dwellings, construct a retaining wall at rear of plots 36 - 40 and omission of turning head on New Church Street

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**Application No.:** 60518    **App. Type:** OUT    21/10/2016    Approve with Conditions  
**Location:** Land at side of 13 Starling Road, Radcliffe, Manchester, M26 4LW  
**Proposal:** Outline application for 1 no. new dwelling (all matters reserved except access)

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**Application No.:** 60521    **App. Type:** FUL    24/10/2016    Approve with Conditions  
**Location:** 2 Wallwork Street, Radcliffe, Manchester, M26 4AN  
**Proposal:** Conversion of existing house into 2 no. dwellings

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**Application No.:** 60549    **App. Type:** FUL    04/11/2016    Approve with Conditions  
**Location:** 6 Sandford Street, Radcliffe, Manchester, M26 9PT  
**Proposal:** Increasing eaves height and pitch of roof. Construction of rear dormers to create living accommodation

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**Application No.:** 60559    **App. Type:** FUL    01/11/2016    Approve with Conditions

**Location:** Dunelm, Green Street, Radcliffe, Manchester, M26 0AE

**Proposal:** Installation of eight lighting columns to the overflow car park

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**Application No.:** 60588    **App. Type:** FUL    18/10/2016    Approve with Conditions

**Location:** 8 Higher Pit Lane, Radcliffe, Manchester, M26 4LP

**Proposal:** Alterations to existing roof including dormer at rear

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**Application No.:** 60602    **App. Type:** FUL    21/10/2016    Approve with Conditions

**Location:** 23 Hardman Close, Radcliffe, Manchester, M26 4HY

**Proposal:** Single storey and two storey extensions at rear

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

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**Application No.:** 60561    **App. Type:** FUL    19/10/2016    Approve with Conditions

**Location:** 27 Lowercroft Road, Bury, BL8 2EX

**Proposal:** Two storey extensions at front and rear and formation of first floor to existing bungalow to form two storey dwelling; dormer extension at side

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

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**Application No.:** 60624    **App. Type:** GPDE    01/11/2016    Prior Approval Not Required - Extension

**Location:** Shoreside Bungalow, Prestolee Road, Radcliffe, Manchester, M26 1FP

**Proposal:** Prior notification for proposed single storey rear extension

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

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**Application No.:** 60083    **App. Type:** FUL    28/10/2016    Approve with Conditions

**Location:** 1 Ivy Cottages, Kirklees Street, Tottington, Bury, BL8 4LP

**Proposal:** External enclosure with 1200mm high timber fence to create a manege

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**Application No.:** 60452    **App. Type:** FUL    02/11/2016    Approve with Conditions

**Location:** Lake Hill, Walshaw Road, Bury, BL8 1PT

**Proposal:** Conversion of existing dwelling and associated garages/outbuildings to 6 no. apartments, 2 no. semi-detached houses and 1 no. bungalow

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**Application No.:** 60522    **App. Type:** ADV    18/10/2016    Approve with Conditions

**Location:** Co-op, 17 Market Street, Tottington, Bury, BL8 4AA

**Proposal:** 2 No. internally illuminated fascia signs, 1 no. internally illuminated projecting sign, 1 no. internally illuminated logo sign

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**Application No.:** 60540    **App. Type:** FUL    02/11/2016    Refused

**Location:** 17 Market Street, Tottington, Bury, BL8 4AA

**Proposal:** Replacement of 2 no. existing air-conditioning units with 3no. new air-conditioning units & 1no. new condenser. All to be housed within the existing area.

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**Application No.:** 60560    **App. Type:** FUL    08/11/2016    Approve with Conditions  
**Location:** 37 Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PW  
**Proposal:** Single storey extension at rear

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**Application No.:** 60577    **App. Type:** LBC    26/10/2016    Approve with Conditions  
**Location:** St Annes Church Hall, Chapel Street, Tottington, Bury, BL8 4AP  
**Proposal:** Listed building consent for repair works to the existing building - removal and replacement of broken roof slates and repair of existing internal plaster

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**Application No.:** 60644    **App. Type:** P3CPA    09/11/2016    Prior Approval Not required  
**Location:** 59 Brookwater Close, Tottington, Bury, BL8 3LD  
**Proposal:** Two storey extension at side

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**Application No.:** 60663    **App. Type:** FUL    02/11/2016    Approve with Conditions  
**Location:** 11 Kingsbury Close, Tottington, Bury, BL8 1WA  
**Proposal:** Single storey rear extension

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**Ward: Ramsbottom and Tottington - Ramsbottom**

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**Application No.:** 60596    **App. Type:** FUL    07/11/2016    Approve with Conditions  
**Location:** Higher Tops Barn, Moor Road, Ramsbottom, Bury, BL8 4NU  
**Proposal:** Single storey side extension

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**Application No.:** 60598    **App. Type:** FUL    01/11/2016    Approve with Conditions  
**Location:** 23 Raylees, Ramsbottom, Bury, BLO 9HW  
**Proposal:** Single storey/two storey rear extension & garage conversion.

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**Application No.:** 60603    **App. Type:** LDCP    19/10/2016    Lawful Development  
**Location:** 159 Whalley Road, Shuttleworth, Ramsbottom, Bury, BLO 0DG  
**Proposal:** Certificate of Lawful Development for the proposed use of the existing dwellinghouse for the occupation of not more than 6 persons living together as single household (Class C3(b))

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**Ward: Whitefield + Unsworth - Besses**

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**Application No.:** 60646    **App. Type:** FUL    01/11/2016    Approve with Conditions  
**Location:** Albert Close Trading Estate, Albert Close, Whitefield, Manchester, M45 8EH  
**Proposal:** Erection of security gates

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

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**Application No.:** 60498    **App. Type:** ADV    31/10/2016    Approve with Conditions  
**Location:** 260 Bury New Road, Whitefield, Manchester, M45 8QN  
**Proposal:** 5 no. internally illuminated fascia signs; 2 no. non illuminated plaque signs

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**Application No.:** 60607    **App. Type:** ADV    09/11/2016    Approve with Conditions  
**Location:** 188 Bury New Road, Whitefield, Manchester, M45 6QF  
**Proposal:** Halo illuminated lettering to front of building; 1 No. internally illuminated projecting sign; 1 No. projecting bull nose canopy; 2 No. retractable canopies

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**Application No.:** 60614    **App. Type:** FUL    26/10/2016    Refused  
**Location:** 65 Sergeants Lane, Whitefield, Manchester, M45 7TR  
**Proposal:** First floor extension at front

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**Application No.:** 60660    **App. Type:** FUL    28/10/2016    Approve with Conditions  
**Location:** 9 Dovehouse Close, Whitefield, Manchester, M45 7PE  
**Proposal:** First floor side and two storey rear extensions.

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**Ward: Whitefield + Unsworth - Unsworth**

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**Application No.:** 60574    **App. Type:** FUL    21/10/2016    Approve with Conditions  
**Location:** 304 Hollins Lane, Bury, BL9 8AY  
**Proposal:** New dropped kerb

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**Application No.:** 60616    **App. Type:** FUL    26/10/2016    Approve with Conditions  
**Location:** 34 Hathaway Road, Bury, BL9 8EG  
**Proposal:** Two storey side extension

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**Application No.:** 60661    **App. Type:** FUL    28/10/2016    Approve with Conditions  
**Location:** 18 Southgate Road, Bury, BL9 8DZ  
**Proposal:** Single storey side extension

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**Total Number of Applications Decided: 68**