

# REPORT FOR DECISION

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>20 December 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:-**

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**Planning applications decided using Delegated Powers**  
**Between 14/11/2016 and 11/12/2016**



**Ward: Bury East**

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**Application No.:** 60667    **App. Type:** FUL    30/11/2016    Approve with Conditions  
**Location:** 27 Audlum Court, Bury, BL9 7PN  
**Proposal:** Two storey extensions to side and rear

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**Application No.:** 60699    **App. Type:** CON    14/11/2016    Raise No Objection  
**Location:** Equanet, Waterfold Business Park, Heap Bridge Bury, BL9 7BQ  
**Proposal:** Article 18 consultation from Rochdale Council (ref.16/01171/FUL) for proposed new entrance portal and canopy, installation of ground and first floor windows to existing warehouse and installation of extraction louvres to northern elevation; erection of sub-station, installation of condenser within fenced compound, and alterations to car park layout

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**Application No.:** 60716    **App. Type:** FUL    22/11/2016    Approve with Conditions  
**Location:** 1-19 Doctors Lane, Bury, BL9 0JF  
**Proposal:** Replacement windows at front and rear

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**Application No.:** 60721    **App. Type:** FUL    01/12/2016    Approve with Conditions  
**Location:** 27 South Cross Street, Bury, BL9 0RS  
**Proposal:** Single storey extension at rear

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**Ward: Bury East - Moorside**

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**Application No.:** 60677    **App. Type:** FUL    01/12/2016    Refused  
**Location:** 4 Sunny Avenue, Bury, BL9 6PF  
**Proposal:** Two storey side and single storey rear extensions, hip to gable extension and dormer at rear

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**Application No.:** 60715    **App. Type:** FUL    22/11/2016    Approve with Conditions  
**Location:** 28-34 Hanson Street, Bury, BL9 6LR  
**Proposal:** Replacement windows at front and rear

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**Ward: Bury East - Redvales**

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**Application No.:** 60543    **App. Type:** FUL    15/11/2016    Approve with Conditions  
**Location:** Warth Industrial Park, Warth Road, Bury, BL9 9NB  
**Proposal:** Installation of two air conditioning condenser units on external wall of Unit 3

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**Application No.:** 60575    **App. Type:** FUL    21/11/2016    Approve with Conditions  
**Location:** 29 Brierley Street, Bury, BL9 9BP  
**Proposal:** Single storey extension at rear with loft conversion and rear dormer

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**Application No.:** 60666    **App. Type:** FUL    21/11/2016    Approve with Conditions  
**Location:** 13 Grosvenor Street, Bury, BL9 9BJ  
**Proposal:** Single and two storey extensions to side and rear

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**Application No.:** 60668    **App. Type:** FUL    21/11/2016    Approve with Conditions  
**Location:** 11 Grosvenor Street, Bury, BL9 9BJ  
**Proposal:** Single and two storey extensions to side and rear

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**Application No.:** 60679    **App. Type:** FUL    22/11/2016    Approve with Conditions  
**Location:** 1 Parkhills Road, Bury, BL9 9AU  
**Proposal:** Variation of condition no. 2 (approved plans) for application 59952 for amendment to shop front design

**Ward: Bury West - Church**

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**Application No.:** 60638    **App. Type:** ADV    16/11/2016    Approve with Conditions  
**Location:** Unit 2 Victoria Street, Bury, BL8 2EQ  
**Proposal:** 2 no. non-illuminated fascia signs (over and adjacent the main entrance doors)

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**Application No.:** 60690    **App. Type:** FUL    28/11/2016    Approve with Conditions  
**Location:** Land On Hinds Lane, Bury, BL8 2AL  
**Proposal:** Fire fighters memorial bronze statue sat on a stone plinth with hard and soft landscaping. Located adjacent to the front entrance of the soon to be built Community Safety Building on the new Greater Manchester Fire & Rescue Service Operational Training Facility.

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**Application No.:** 60743    **App. Type:** FUL    24/11/2016    Approve with Conditions  
**Location:** 9 Garstang Drive, Bury, BL8 2JS  
**Proposal:** Single storey extension at side (to rear of existing garage) with new pitched roof to garage

**Ward: North Manor**

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**Application No.:** 60605    **App. Type:** FUL    15/11/2016    Approve with Conditions  
**Location:** 449 Bolton Road West, Ramsbottom, Bury, BLO 9RN  
**Proposal:** Removal of existing raised wall and paved area & erection of single storey attached flat roof garage to existing dwelling.

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**Application No.:** 60639    **App. Type:** FUL    07/12/2016    Approve with Conditions  
**Location:** 5 Hayfield Close, Tottington, Bury, BL8 4QE  
**Proposal:** Two storey extension at side, first floor extension at front and porch

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**Application No.:** 60703    **App. Type:** FUL    21/11/2016    Approve with Conditions

**Location:** 376 Bolton Road, Tottington, Bury, BL8 4JR

**Proposal:** Attached garage/store at front and side

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**Application No.:** 60713    **App. Type:** FUL    28/11/2016    Approve with Conditions

**Location:** 1 Bolton Road, Hawkshaw, Tottington, Bury, BL8 4HZ

**Proposal:** Single storey extension at rear with raised decking; Re-configuration of existing front dormer; White cement render to existing dwelling and new grey windows and re-works to external openings

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**Application No.:** 60720    **App. Type:** ADV    24/11/2016    Approve with Conditions

**Location:** 19-21 Holcombe Precinct, Longsight Road, Ramsbottom, Bury, BL0 9SH

**Proposal:** 3 No. internally illuminated fascia signs and 2 no. non-illuminated panel signs

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

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**Application No.:** 60726    **App. Type:** FUL    22/11/2016    Approve with Conditions

**Location:** 16 Polefield Approach, Prestwich, Manchester, M25 2NF

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

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

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**Application No.:** 60494    **App. Type:** FUL    01/12/2016    Approve with Conditions

**Location:** 217 Bury Old Road, Prestwich, Manchester, M25 1JF

**Proposal:** Change of use to hot food takeaway (Class A5); flue at rear and new shop front

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**Application No.:** 60495    **App. Type:** ADV    28/11/2016    Approve with Conditions

**Location:** 217 Bury Old Road, Prestwich, Manchester, M25 1JF

**Proposal:** Internally illuminated fascia sign, internally illuminated projecting sign

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**Application No.:** 60615    **App. Type:** FUL    18/11/2016    Approve with Conditions

**Location:** 132 Albert Avenue, Prestwich, Manchester, M25 0HE

**Proposal:** Two storey extension at side and rear and alterations to rear decking; amendments to windows/doors to side elevations

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**Application No.:** 60692    **App. Type:** FUL    07/12/2016    Approve with Conditions

**Location:** 43 Hereford Drive, Prestwich, Manchester, M25 0AG

**Proposal:** Single storey succah extension at rear; two storey side and rear extensions with dormers at rear

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**Application No.:** 60712    **App. Type:** FUL    07/12/2016    Approve with Conditions

**Location:** 11 West Meade, Prestwich, Manchester, M25 0JD

**Proposal:** Single storey extension at front, two storey extension at side/rear and single storey extension at rear; Alterations

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**Application No.:** 60725    **App. Type:** FUL    21/11/2016    Approve with Conditions

**Location:** 5 Wells Avenue, Prestwich, Manchester, M25 0GN

**Proposal:** Dormers at front and rear and flat roof balcony at rear; Render to all elevations

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**Application No.:** 60738    **App. Type:** FUL    05/12/2016    Approve with Conditions

**Location:** 59 Kings Road, Prestwich, Manchester, M25 0LQ

**Proposal:** Two/single storey extension at rear

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**Application No.:** 60746    **App. Type:** GPDE    14/11/2016    Prior Approval Not Required - Extension

**Location:** 19 Sandringham Grange, Prestwich, Manchester, M25 0BY

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

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**Application No.:** 60765    **App. Type:** FUL    01/12/2016    Approve with Conditions

**Location:** 34 Windsor Road, Prestwich, Manchester, M25 0FF

**Proposal:** Two storey side extension

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**Application No.:** 60824    **App. Type:** FUL    09/12/2016    Approve with Conditions

**Location:** 3 Westleigh Drive, Prestwich, Manchester, M25 0GJ

**Proposal:** Two/single storey extension at side

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

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**Application No.:** 60580    **App. Type:** FUL    15/11/2016    Approve with Conditions

**Location:** Our Lady Of Grace RC Primary School, Highfield Road, Prestwich, Manchester, M25 3AS

**Proposal:** The removal of an existing prefabricated teaching block and the erection of new early years foundation stage (EYFS) unit to redistribute existing nursery and reception age children from the main school building.

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**Application No.:** 60612    **App. Type:** FUL    29/11/2016    Approve with Conditions

**Location:** 371 Bury New Road, Prestwich, Manchester, M25 1AW

**Proposal:** Change of use of first floor of 371 Bury New Road to Use Class D2 (Assembly and Leisure) to facilitate use as a Holistic Therapy studio for the activities of Yoga and Wellness training and holistic therapies including reflexology and massage.

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**Application No.:** 60652    **App. Type:** FUL    17/11/2016    Split Decision

**Location:** 61 Prestwich Hills, Prestwich, Manchester, M25 9PY

**Proposal:** A: Glass canopy to the rear elevation  
B: Erection of a new front porch

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**Application No.:** 60662    **App. Type:** ADV    21/11/2016    Approve with Conditions

**Location:** 468 Bury New Road, Prestwich, Manchester, M25 1AX

**Proposal:** 6 no. externally illuminated fascia signs; 7 no. window graphics and 1 no. internally illuminated projecting sign

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**Application No.:** 60745    **App. Type:** FUL    29/11/2016    Approve with Conditions  
**Location:** 79 Highfield Road, Prestwich, Manchester, M25 3AS  
**Proposal:** Two storey extension at side and single storey extension at rear

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**Application No.:** 60778    **App. Type:** FUL    29/11/2016    Approve with Conditions  
**Location:** 56 Stanley Avenue North, Prestwich, Manchester, M25 3AT  
**Proposal:** Single storey extension at side and rear

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**Application No.:** 60781    **App. Type:** FUL    29/11/2016    Approve with Conditions  
**Location:** 10 Gardner Road, Prestwich, Manchester, M25 3HS  
**Proposal:** Single storey rear extension

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**Application No.:** 60789    **App. Type:** GPDE    14/11/2016    Prior Approval Required Refused - Ext  
**Location:** 114 St Anns Road, Prestwich, Manchester, M25 9GJ  
**Proposal:** Prior notification for proposed single storey rear extension

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**Ward: Radcliffe - East**

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**Application No.:** 60669    **App. Type:** FUL    30/11/2016    Approve with Conditions  
**Location:** 5 Stand Lane, Radcliffe, Manchester, M26 1NW  
**Proposal:** Single storey rear extension to provide 1 no. additional apartment at ground floor level with associated external works

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**Application No.:** 60744    **App. Type:** FUL    28/11/2016    Approve with Conditions  
**Location:** 1 Belgrave Drive, Radcliffe, Manchester, M26 4DH  
**Proposal:** Two/single storey extension at rear and new boundary wall to side

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**Application No.:** 60777    **App. Type:** FUL    29/11/2016    Approve with Conditions  
**Location:** 3 Martingale Close, Radcliffe, Manchester, M26 4YA  
**Proposal:** First floor/two storey extension at front/side and two storey extension at rear

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**Ward: Radcliffe - North**

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**Application No.:** 60695    **App. Type:** FUL    22/11/2016    Approve with Conditions  
**Location:** 58 Kilburn Road, Radcliffe, Manchester, M26 3NA  
**Proposal:** Erection of canopy

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**Application No.:** 60702    **App. Type:** GPDE    14/11/2016    Prior Approval Not Required - Extension  
**Location:** 6 Wentworth Close, Radcliffe, Manchester, M26 3WH  
**Proposal:** Prior notification for proposed single storey rear extension

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**Ward: Radcliffe - West**

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**Application No.:** 60534    **App. Type:** FUL    15/11/2016    Approve with Conditions  
**Location:** Red Bank Health Centre, Unsworth Street, Radcliffe, Manchester, M26 3GH  
**Proposal:** Variation of condition no. 2 of planning permission 55374 (approved drawings) - Change in layout from two terraces of 3 dwellings to three pairs of semi-detached dwellings.

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**Application No.:** 60595    **App. Type:** FUL    14/11/2016    Approve with Conditions  
**Location:** 2 Astbury Street, Radcliffe, Manchester, M26 1JS  
**Proposal:** Wall / fencing around side and rear to enclose garden

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**Application No.:** 60608    **App. Type:** FUL    17/11/2016    Approve with Conditions  
**Location:** 305 Bolton Road, Radcliffe, Manchester, M26 3QP  
**Proposal:** Change of use of ground floor from a shop (Class A1) to a hot food takeaway (Class A5). Retention of first floor flat.

**Ward: Ramsbottom + Tottington - Tottington**

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**Application No.:** 60519    **App. Type:** FUL    01/12/2016    Approve with Conditions  
**Location:** Top Height Farm, 90a Watling Street, Tottington, Bury, BL8 3QW  
**Proposal:** Conversion of garage to dwelling

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**Application No.:** 60674    **App. Type:** FUL    22/11/2016    Refused  
**Location:** Birch Hey Farm, Turton Road, Tottington, Bury, BL8 3QG  
**Proposal:** Convert and extend redundant piggery to 1 no. five bed dwelling house

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**Application No.:** 60735    **App. Type:** FUL    06/12/2016    Approve with Conditions  
**Location:** Quakers Cottage 68 Holcombe Road, Tottington, Bury, BL8 4BT  
**Proposal:** Erection of front porch; first floor extension at side with rear balcony; re-roofing of existing conservatory and extension to existing drive/parking area

**Ward: Ramsbottom and Tottington - Ramsbottom**

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**Application No.:** 60436    **App. Type:** FUL    30/11/2016    Refused  
**Location:** Ashfield House, Hawkshaw Lane, Tottington, Bury, BL8 4LB  
**Proposal:** Garage conversion and extension at side

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**Application No.:** 60599    **App. Type:** FUL    17/11/2016    Refused  
**Location:** 88 Bolton Road West, Ramsbottom, Bury, BLO 9PD  
**Proposal:** Change of use from dwelling house to office (Class B1 (a))

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**Application No.:** 60651    **App. Type:** LDGP    17/11/2016    Lawful Development  
**Location:** Birch Cottage, 119 Manchester Road, Ramsbottom, Bury, BL9 5NL  
**Proposal:** An application for a Lawful Development Certificate for the proposed use of land adjacent to 119 Manchester Road, Ramsbottom and identified by the submitted red edge plan, for the purposes of agriculture.



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**Application No.:** 60709    **App. Type:** FUL    18/11/2016    Approve with Conditions

**Location:** Hillcrest, Helmshore Road, Ramsbottom, Bury, BL8 4PD

**Proposal:** First floor extension at side

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**Application No.:** 60752    **App. Type:** FUL    23/11/2016    Approve with Conditions

**Location:** 5 Chester Drive, Ramsbottom, Bury, BLO 9PZ

**Proposal:** Two storey extension at side and single storey extension at rear

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**Application No.:** 60761    **App. Type:** FUL    01/12/2016    Approve with Conditions

**Location:** 6 Ringwood Avenue, Ramsbottom, Bury, BLO 9PW

**Proposal:** Change of use of part of ground floor from residential to dog grooming use (continuation of planning permission 56309)

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

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**Application No.:** 60728    **App. Type:** FUL    07/12/2016    Approve with Conditions

**Location:** 14 Dartmouth Road, Whitefield, Manchester, M45 6AS

**Proposal:** Two storey extension at side/rear and single storey rear extension; Render to all elevations and new window frames

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**Application No.:** 60756    **App. Type:** FUL    30/11/2016    Approve with Conditions

**Location:** 20 Stanway Road, Whitefield, Manchester, M45 8EG

**Proposal:** Two storey extension at side

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**Application No.:** 60773    **App. Type:** FUL    28/11/2016    Approve with Conditions

**Location:** 12 Oak Lane, Whitefield, Manchester, M45 8ET

**Proposal:** Single storey extension at rear

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

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**Application No.:** 60697    **App. Type:** FUL    07/12/2016    Approve with Conditions

**Location:** 20 Richmond Close, Whitefield, Manchester, M45 7PW

**Proposal:** Demolition of existing garage and erection of single storey extension at side; loft conversion including 3 no. velux roof lights to front elevation and 1 no. velux roof light to rear elevation and addition of new window to side elevation at second floor level

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**Application No.:** 60730    **App. Type:** GPDE    23/11/2016    Prior Approval Not Required - Extension

**Location:** 48 Wingate Drive, Whitefield, Manchester, M45 7QY

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

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**Application No.:** 60739    **App. Type:** GPDE    24/11/2016    Prior Approval Not Required - Extension

**Location:** 21 The Square, Ringley Chase, Whitefield, Manchester, M45 7UL

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

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**Application No.:** 60799    **App. Type:** FUL    09/12/2016    Approve with Conditions

**Location:** 194 Park Lane, Whitefield, Manchester, M45 7QL

**Proposal:** Roof extension/front dormers to form first floor to existing bungalow and single storey extension at front/side/rear and two storey extension at front; Render to elevations; Widening of existing driveway

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

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**Application No.:** 60516    **App. Type:** FUL    21/11/2016    Approve with Conditions

**Location:** Viridor Energy Centre, Pilsworth Landfill North, Moss Hall Road, Pilsworth, BL9 7JL

**Proposal:** Variation of condition no. 1 of planning permission 58004 for installation of a pilot energy storage system and associated development for extended period until 30/03/18

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**Application No.:** 60623    **App. Type:** FUL    21/11/2016    Approve with Conditions

**Location:** 77 Haweswater Crescent, Bury, BL9 8LT

**Proposal:** Single storey rear extension

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**Application No.:** 60626    **App. Type:** FUL    22/11/2016    Refused

**Location:** 107 Higher Lane, Whitefield, Manchester, M45 7EY

**Proposal:** Retention of front boundary wall

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**Application No.:** 60640    **App. Type:** FUL    17/11/2016    Approve with Conditions

**Location:** Barn at Meadowcroft Fold Farm, off Whittle Lane, Pilsworth, Bury. OL10 2RE

**Proposal:** Variation of condition no. 4 of planning permission 56826 so that no development commences until a programme of works and timings have been approved by the LPA in accordance with the recommendations in the bat report

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**Application No.:** 60641    **App. Type:** FUL    17/11/2016    Approve with Conditions

**Location:** Farmhouse at Meadowcroft Fold Farm, off Whittle Lane, Pilsworth, Bury, OL10 2RE

**Proposal:** Variation of condition no. 4 of planning permission ref. 56825 so that no development commences until a programme of works and timings have been approved by the LPA in accordance with the recommendations in the bat report

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**Application No.:** 60659    **App. Type:** CON    14/11/2016    Raise No Objection

**Location:** Unit M2, Heywood Distribution Park, Pilsworth Road, Heywood, OL10 2TR

**Proposal:** Article 18 consultation from Rochdale Council for application for consent to store hazardous substances

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**Application No.:** 60706    **App. Type:** GPDE    14/11/2016    Prior Approval Not Required - Extension

**Location:** 22 Rhodes Drive, Bury, BL9 8NH

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

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**Application No.:** 60740    **App. Type:** FUL    21/11/2016    Approve with Conditions

**Location:** 71 Hillsborough Drive, Bury, BL9 8LF

**Proposal:** First floor extension to rear

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**Total Number of Applications Decided:    70**