

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	25 April 2017
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	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:-**

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Planning applications decided using Delegated Powers Between 20/03/2017 and 14/04/2017



Ward: **Bury East**

Application No.: 60988 **App. Type:** LBC 13/04/2017 Approve with Conditions

Location: Broad Oak Farm Cottage, Broad Oak Lane, Bury, BL9 7SS

Proposal: Listed Building Consent - replacement of 4 no. timber windows to front elevation and replacement of central casement to the first floor window of the rear elevation and replacement fascia board and gutter to the main roof on the front elevation and one side of the porch.

Application No.: 60999 **App. Type:** FUL 24/03/2017 Approve with Conditions

Location: Noor Ul Islam Mosque, Community Centre, Yarwood Street, Bury, BL9 7AU

Proposal: Two storey extension to existing community centre

Application No.: 61042 **App. Type:** FUL 07/04/2017 Approve with Conditions

Location: Bury Parish Church, The Rock, Bury, BL9 0LA

Proposal: Relocation of gravestones from north and east of church to areas to north and south of church; Provision of seating area including relocation of sundial; Resurfacing to north and east of church for vehicle parking with 3 no. removable bollards

Application No.: 61069 **App. Type:** FUL 27/03/2017 Approve with Conditions

Location: 69 Lord Street, Bury, BL9 0RE

Proposal: Change of use from shop (Class) A1 to hot food takeaway (Class A5); Installation of extraction flue at rear

Application No.: 61149 **App. Type:** ADV 05/04/2017 Approve with Conditions

Location: 14-16 Silver Street, Bury, BL9 0EX

Proposal: 2 no. externally illuminated fascia signs; 1 no. non illuminated fascia sign; 1 no. externally illuminated hanging sign; 1 no. internally illuminated sign and 1 no. non illuminated sign

Application No.: 61166 **App. Type:** FUL 30/03/2017 Approve with Conditions

Location: 605 Rochdale Old Road, Bury, BL9 7TL

Proposal: Extension of main roof to replace flat roof and single storey rear extension

Application No.: 61215 **App. Type:** ADV 10/04/2017 Approve with Conditions

Location: Save Service Station, Rochdale Old Road, Bury, BL9 7TL

Proposal: 4 No. internally illuminated spreader boxes one located over each pump island

Ward: **Bury East - Moorside**

Application No.: 61024 **App. Type:** FUL 24/03/2017 Approve with Conditions

Location: 18 The Avenue, Bury, BL9 5DQ

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

Application No.: 61101 **App. Type:** LDCEP 31/03/2017 Lawful Development
Location: 14 Mostyn Avenue, Bury, BL9 6NP
Proposal: Certificate of lawfulness for proposed rear loft conversion

Application No.: 61172 **App. Type:** FUL 11/04/2017 Approve with Conditions
Location: 43 West Drive, Bury, BL9 5DN
Proposal: Single storey rear extension with raised patio area

Application No.: 61191 **App. Type:** FUL 12/04/2017 Approve with Conditions
Location: 78 Walmersley Road, Bury, BL9 6DP
Proposal: Conversion of one dwelling into two dwellings with formation of new entrance to side elevation

Application No.: 61359 **App. Type:** GPDE 12/04/2017 Prior Approval Required Refused - Ext
Location: 15 Barlow Close, Bury, BL9 6WF
Proposal: Prior notification for proposed single storey extension at rear

Ward: Bury East - Redvales

Application No.: 61044 **App. Type:** FUL 06/04/2017 Approve with Conditions
Location: 109 Kendal Drive, Bury, BL9 9LR
Proposal: Single storey extension at rear and front porch

Application No.: 61114 **App. Type:** FUL 04/04/2017 Approve with Conditions
Location: Holy Cross College, Manchester Road, Bury, BL9 9BB
Proposal: Demolition of single storey office building and proposed extension to form new entrance, link blocks and associated landscaping works

Application No.: 61138 **App. Type:** FUL 28/03/2017 Approve with Conditions
Location: 2 Topham Street, Bury, BL9 9AN
Proposal: Single storey and first floor extensions to side; Canopy to front elevation with replacement porch

Application No.: 61144 **App. Type:** FUL 27/03/2017 Approve with Conditions
Location: 12 Lawrence Street, Bury, BL9 9SN
Proposal: Two storey extension at front; Roof extension with loft conversion and dormer at rear

Application No.: 61189 **App. Type:** GPDE 29/03/2017 Prior Approval Not Required - Extension
Location: 9 Blackford Avenue, Bury, BL9 9TE
Proposal: Prior notification for proposed single storey rear extension

Ward: Bury West - Church

Application No.: 61063 **App. Type:** DEM 24/03/2017 Prior Approval Required and Refused
Location: Former Jolly Carters, 207 Bury and Bolton Road, Radcliffe, Manchester, M26 4JY
Proposal: Prior notification of proposed demolition of existing building

Application No.: 61161 **App. Type:** GPDE 24/03/2017 Prior Approval Not Required - Extension
Location: 16 Westbury Close, Bury, BL8 2LW
Proposal: Prior notification for proposed single storey rear extension

Ward: **Bury West - Elton**

Application No.: 61053 **App. Type:** FUL 31/03/2017 Approve with Conditions
Location: 376 Brandlesholme Road, Bury, BL8 1HJ
Proposal: First floor extension at rear with single storey extension at rear

Application No.: 61079 **App. Type:** FUL 10/04/2017 Approve with Conditions
Location: Wharfside, Prospect Terrace, Bury, BL8 1DE
Proposal: Variation of conditions on planning permission 50779 (46 residential units and 8 work spaces) to upgrade and improve the landscaping layout:
Condition no. 2 - amend approved plans; Condition no. 3 - amend landscaping plan;
Condition no. 13 - amend car parking plan

Application No.: 61103 **App. Type:** FUL 06/04/2017 Approve with Conditions
Location: Site of The Brandlesholme, 402 Brandlesholme Road, Bury, BL8 1HP
Proposal: Erection of 10 no. dwellings with associated car parking, landscaping and revised vehicular access

Application No.: 61131 **App. Type:** FUL 29/03/2017 Approve with Conditions
Location: 26 Woodbank Drive, Bury, BL8 1DR
Proposal: Front porch

Application No.: 61165 **App. Type:** FUL 24/03/2017 Refused
Location: 32 Hayling Close, Bury, BL8 1GS
Proposal: Single storey side extension and first floor extensions to side and rear

Application No.: 61177 **App. Type:** FUL 07/04/2017 Approve with Conditions
Location: 2 Brandon Close, Bury, BL8 1XL
Proposal: Single storey extension at front

Ward: **North Manor**

Application No.: 61074 **App. Type:** FUL 29/03/2017 Approve with Conditions
Location: 680 Walmersley Road, Bury, BL9 6RN
Proposal: Raise roof ridge height with loft conversion and rear dormer

Application No.: 61127	App. Type: GPDE	23/03/2017	Prior Approval Required & Granted - Ext
Location:	11A Barnside Close, Bury, BL9 5JS		
Proposal:	Prior notification for proposed single storey rear extension		
Application No.: 61128	App. Type: FUL	29/03/2017	Approve with Conditions
Location:	17 Avon Drive, Bury, BL9 6SN		
Proposal:	First floor extension at side, single storey extension at rear and conversion of existing flat roof at front to pitched		
Application No.: 61188	App. Type: FUL	24/03/2017	Approve with Conditions
Location:	2 Stretton Road, Ramsbottom, Bury, BL0 9SX		
Proposal:	Single storey extension at rear and new pitched roof to existing rear extension: Decking area at rear		
Application No.: 61229	App. Type: FUL	05/04/2017	Approve with Conditions
Location:	837 Walmersley Road, Bury, BL9 5LE		
Proposal:	Two storey side extension and single storey rear extension		

Ward: Prestwich - Holyrood

Application No.: 61033	App. Type: FUL	21/03/2017	Approve with Conditions
Location:	87 Glebelands Road, Prestwich, Manchester, M25 1WF		
Proposal:	Loft conversion with gable roof extension and rear dormer; Replacement garage, new porch at side and basement conversion		
Application No.: 61040	App. Type: FUL	12/04/2017	Approve with Conditions
Location:	Mellalieu Farm, Simister Lane, Prestwich, Manchester, M25 2SH		
Proposal:	Change of use of 4 no. agricultural buildings to 40 no. stables, tack room/storage area and indoor riding arena; Formation of car park.		
Application No.: 61066	App. Type: FUL	24/03/2017	Approve with Conditions
Location:	1 Peveril Close, Whitefield, Manchester, M45 6NS		
Proposal:	Demolition of existing conservatory and single storey rear extension and erection of single storey extension at side / rear		
Application No.: 61108	App. Type: FUL	31/03/2017	Approve with Conditions
Location:	514 Bury Old Road, Prestwich, Manchester, M25 3DF		
Proposal:	Single storey extensions to front and side		
Application No.: 61140	App. Type: FUL	30/03/2017	Approve with Conditions
Location:	10 Newlands Drive, Prestwich, Manchester, M25 3BU		
Proposal:	Two/single storey extension at rear		
Application No.: 61156	App. Type: FUL	24/03/2017	Approve with Conditions
Location:	17 Holyrood Grove, Prestwich, Manchester, M25 1PG		
Proposal:	Two storey extension at side with replacement pitched roof to existing extension at rear		

Application No.: 61249 **App. Type:** FUL 12/04/2017 Approve with Conditions
Location: 245 Bury Old Road, Prestwich, Manchester, M25 1JE
Proposal: Two storey rear extension and rear dormer extension

Ward: **Prestwich - Sedgley**

Application No.: 61052 **App. Type:** FUL 24/03/2017 Approve with Conditions
Location: 4 Hartley Avenue, Prestwich, Manchester, M25 0AT
Proposal: First floor extension at side and rear: Juliet balconies at rear; Loft conversion with dormer at rear

Application No.: 61115 **App. Type:** FUL 31/03/2017 Approve with Conditions
Location: 7 Princess Avenue, Prestwich, Manchester, M25 0LG
Proposal: Installation of external platform lift

Application No.: 61126 **App. Type:** FUL 27/03/2017 Approve with Conditions
Location: 47 Tewkesbury Drive, Prestwich, Manchester, M25 0JN
Proposal: Two storey side and rear extension, first floor rear extension and single storey front and rear extensions

Application No.: 61152 **App. Type:** GPDE 29/03/2017 Prior Approval Not Required - Extension
Location: 8 Tewkesbury Drive, Prestwich, Manchester, M25 0HG
Proposal: Prior notification for proposed single storey extension to the rear.

Application No.: 61184 **App. Type:** FUL 07/04/2017 Approve with Conditions
Location: 15 Woodthorpe Grange, Prestwich, Manchester, M25 0GU
Proposal: Loft conversion with dormers at front and rear

Application No.: 61293 **App. Type:** GPDE 30/03/2017 Prior Approval Required Refused - Ext
Location: 43 Scholes Lane, Prestwich, Manchester, M25 0AY
Proposal: Prior notification for proposed single storey rear extension

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

Application No.: 61045 **App. Type:** FUL 04/04/2017 Approve with Conditions
Location: 27 Halliwell Road, Prestwich, Manchester, M25 9SY
Proposal: Erection of boundary wall/railings at side and front

Application No.: 61098 **App. Type:** FUL 23/03/2017 Approve with Conditions
Location: 24 Church Lane, Prestwich, Manchester, M25 1AJ
Proposal: Alterations to basement to create a self contained home office, external alterations and basement light well to rear

Application No.: 61122 **App. Type:** ADV 12/04/2017 Approve with Conditions
Location: Panama Hatty's, Unit 1, The Radius, Fairfax Road, Prestwich, Manchester, M25 1AS
Proposal: Internally illuminated letters to front elevation; Relocation of existing sign

Application No.: 61136 **App. Type:** FUL 28/03/2017 Approve with Conditions
Location: 19 Butt Hill Avenue, Prestwich, Manchester, M25 9PN
Proposal: Single storey extension at front/side

Application No.: 61154 **App. Type:** FUL 12/04/2017 Approve with Conditions
Location: Panama Hatty's, Unit 1 The Radius, Fairfax Road, Prestwich, Manchester, M25 1AS
Proposal: Installation of 3 no. new retractable awnings to front elevation

Application No.: 61244 **App. Type:** GPDE 10/04/2017 Prior Approval Not Required - Extension
Location: 70 Agecroft Road West, Prestwich, Manchester, M25 9RH
Proposal: Prior notification for proposed single storey rear extension

Ward: **Radcliffe - East**

Application No.: 60723 **App. Type:** FUL 11/04/2017 Approve with Conditions
Location: Land adjacent to 19A New Road, Radcliffe, Manchester, M26 1LS
Proposal: Demolition of existing buildings and redevelopment including erection of 14 detached dwellings and associated works

Application No.: 61143 **App. Type:** FUL 24/03/2017 Refused
Location: 40 Bury Road, Radcliffe, Manchester, M26 2UU
Proposal: Two storey extension at side and rear with balcony to front elevation

Ward: **Radcliffe - North**

Application No.: 61195 **App. Type:** FUL 03/04/2017 Approve with Conditions
Location: 29 Greenside, Ainsworth, Bolton, BL2 5SF
Proposal: First floor extension at front

Ward: **Radcliffe - West**

Application No.: 61224 **App. Type:** GPDE 03/04/2017 Prior Approval Not Required - Extension
Location: 173A Stand Lane, Radcliffe, Manchester, M26 1JQ
Proposal: Prior notification for proposed single storey rear extension

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 61010 **App. Type:** FUL 22/03/2017 Approve with Conditions
Location: Sunnybank, Watling Street, Tottington, Bury, BL8 3QJ
Proposal: Single storey extension at rear

Application No.: 61118 **App. Type:** FUL 23/03/2017 Refused
Location: Site of former Tottington Motor Co, Market Street, Tottington, Bury, BL8 3LS
Proposal: Variation of condition no. 24 (restriction of delivery times) of planning permission 60751 (variation of conditions 21 & 22 of planning permission 60264 to read: 'No HGV deliveries to the site shall take place other than between the hours of 07:00 hrs to 22:00 hrs Monday to Sunday including Bank Holidays.'

Application No.: 61133 **App. Type:** FUL 31/03/2017 Approve with Conditions
Location: 8 Watling Street, Tottington, Bury, BL8 3QS
Proposal: Two storey rear extension and new front porch

Application No.: 61139 **App. Type:** LDCP 12/04/2017 Lawful Development
Location: 6 Mendip Crescent, Bury, BL8 1QZ
Proposal: Certificate of lawfulness for proposed dormer to rear elevation and amended gas boiler flue.

Ward: Ramsbottom and Tottington - Ramsbottom

Application No.: 61027 **App. Type:** FUL 04/04/2017 Approve with Conditions
Location: Carr Bank Lodge, 7 Ramsbottom Lane, Ramsbottom, Bury, BL0 9DJ
Proposal: Change of use from restaurant (Class A3) to office building (Class B1)

Application No.: 61130 **App. Type:** FUL 05/04/2017 Approve with Conditions
Location: 38 Holcombe Lee, Ramsbottom, Bury, BL0 9QR
Proposal: Two/single storey extension at rear

Application No.: 61176 **App. Type:** FUL 03/04/2017 Approve with Conditions
Location: Gate House, Holcombe Old Road, Ramsbottom, Bury, BL8 4NG
Proposal: Single storey extension at side / rear. Replacement of existing flat roof over existing extension with pitched roof. Partial flat roof to rear part of extension

Application No.: 61192 **App. Type:** FUL 12/04/2017 Approve with Conditions
Location: 15 Heatherside Road, Ramsbottom, Bury, BL0 9BX
Proposal: Two storey extension at front/side; Widening of existing driveway

Application No.: 61197 **App. Type:** FUL 29/03/2017 Approve with Conditions
Location: 18 Brooksbottoms Close, Ramsbottom, Bury, BL0 9YP
Proposal: Front porch and raised patio at rear

Application No.: 61225 **App. Type:** GPDE 03/04/2017 Prior Approval Not Required - Extension
Location: 1 Lumb Carr Avenue, Ramsbottom, Bury, BL0 9QG
Proposal: Prior notification for proposed single storey rear extension

Application No.: 61234 **App. Type:** FUL 05/04/2017 Approve with Conditions
Location: 142 Nuttall Lane, Ramsbottom, Bury, BL0 9LE
Proposal: Two storey extension at side/rear

Ward: **Whitefield + Unsworth - Besses**

Application No.: 61147 **App. Type:** FUL 29/03/2017 Refused
Location: 2 Waterdale Drive, Whitefield, Manchester, M45 8SB
Proposal: Erection of detached outbuilding at front

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

Application No.: 60871 **App. Type:** FUL 12/04/2017 Approve with Conditions
Location: Crow Oak Cottage, Crow Oak, Radcliffe, Manchester, M26 1TJ
Proposal: Demolition of existing dwelling and erection of new dwelling

Application No.: 61081 **App. Type:** FUL 27/03/2017 Approve with Conditions
Location: 58 Hawkstone Avenue, Whitefield, Manchester, M45 7PG
Proposal: Single storey extension at rear

Application No.: 61113 **App. Type:** FUL 31/03/2017 Approve with Conditions
Location: 24 Ringley Road, Whitefield, Manchester, M45 7LE
Proposal: Variation of condition no. 2 (approved plans) of planning permission 60249 to raise the ceiling and mono pitch the roof

Application No.: 61162 **App. Type:** FUL 23/03/2017 Approve with Conditions
Location: 11 Park Lane, Whitefield, Manchester, M45 7JJ
Proposal: Single storey extension at side and two storey extension at rear with juliet balcony

Application No.: 61206 **App. Type:** FUL 29/03/2017 Approve with Conditions
Location: 37 Standmoor Road, Whitefield, Manchester, M45 7PJ
Proposal: First floor side extension

Application No.: 61213 **App. Type:** FUL 12/04/2017 Refused
Location: 146 Park Lane, Whitefield, Manchester, M45 7PX
Proposal: Single storey extension at side and rear; Alterations to front elevation

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 61104 **App. Type:** FUL 29/03/2017 Approve with Conditions
Location: 83 Hillsborough Drive, Bury, BL9 8LF
Proposal: Two storey extension to both sides and rear and demolition of existing garage

Application No.: 61158 **App. Type:** FUL 23/03/2017 Approve with Conditions
Location: 121 Sunny Bank Road, Bury, BL9 8LL
Proposal: Single storey extension at side and rear

Total Number of Applications Decided: 73