

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE	
DATE:	22 August 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 17/07/2017 and 13/08/2017



Ward: **Bury East**

Application No.: 61390 **App. Type:** FUL 17/07/2017 Approve with Conditions

Location: Land adjacent to 7 Lower Bank Street, Bury, BL9 0HD

Proposal: Erection of 1 no. attached dwelling

Application No.: 61470 **App. Type:** FUL 17/07/2017 Approve with Conditions

Location: Woodgate Hill Water Treatment Work, Sixth Avenue, Bury, BL9 7RP

Proposal: Erection of 6 no. kiosks, landscaping and associated works

Application No.: 61628 **App. Type:** FUL 28/07/2017 Approve with Conditions

Location: 1A Union Street, Bury, BL9 0NY

Proposal: Replacement shop front and installation of plant equipment to first floor level at rear

Application No.: 61631 **App. Type:** FUL 28/07/2017 Approve with Conditions

Location: 1A Union Street, Bury, BL9 0NY

Proposal: Variation of condition no. 3 of planning permission 61408 for change of use from retail (Class A1) to restaurant (Class A3) to amend from:
The use hereby approved shall not commence unless and until a scheme for treating, diluting and dispersing fumes and odours has been submitted to and approved in writing by the Local Planning Authority.
To: Prior to the installation of any external extraction equipment associated with the permitted Class A3 use, a scheme for treating, diluting and dispersing fumes shall be submitted to and approved by the Local Planning Authority. The scheme submitted shall include a written statement from a suitably qualified person who is a member of the Heating and Ventilation Contractors Association (HVCA) or an equivalent professional body, stating that the fume treatment to be installed complies with or exceeds the 'Minimum Requirements For Odour Control' provided by the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems :DEFRA 2005 (or if applicable such superseding guidance as shall prevail at the time of commencement of the development).
The scheme to be submitted shall also include the relevant manufacturer and installer instructions for any associated equipment with details of maintenance requirements.
The scheme as approved shall be implemented, available for use and maintained in accordance with the approved scheme whilst it shall serve the development.

Application No.: 61637 **App. Type:** ADV 09/08/2017 Approve with Conditions

Location: Unit 1, Block A, The Rock, Bury, BL9 0NT

Proposal: 2 no. internally illuminated fascia signs; 2 no. internally illuminated hanging signs; 2 no. internally illuminated projecting signs and 1 no. neon sign

Application No.: 61660 **App. Type:** FUL 25/07/2017 Approve with Conditions

Location: 11 Fold Street, Bury, BL9 0JH

Proposal: Single storey side extension

Ward: **Bury East - Moorside**

Application No.: 61481 **App. Type:** FUL 28/07/2017 Refused
Location: 192 Hornby Street, Bury, BL9 5BA
Proposal: Change of use of first floor from storage to self contained flat; Installation of external staircase at rear to form access/entrance to flat

Application No.: 61701 **App. Type:** FUL 10/08/2017 Approve with Conditions
Location: 39 Clarence Close, Bury, BL9 6HE
Proposal: Two storey side extension

Ward: **Bury East - Redvales**

Application No.: 61559 **App. Type:** FUL 26/07/2017 Approve with Conditions
Location: 11 Pembroke Drive, Bury, BL9 9LF
Proposal: Single storey/two storey extensions at rear

Application No.: 61560 **App. Type:** FUL 26/07/2017 Approve with Conditions
Location: 9 Pembroke Drive, Bury, BL9 9LF
Proposal: Single storey/two storey extensions at rear

Application No.: 61636 **App. Type:** FUL 20/07/2017 Approve with Conditions
Location: 62 Valley Mill Lane, Bury, BL9 9BY
Proposal: Three storey side extension and part single storey side extension; side extension first floor rear wall to be at same line with ground floor rear wall and repositioning of windows to single storey side extension (Amendment to planning application 61287)

Application No.: 61653 **App. Type:** FUL 21/07/2017 Refused
Location: 90 Cornwall Drive, Bury, BL9 9EX
Proposal: Front porch

Application No.: 61673 **App. Type:** GPDE 20/07/2017 Prior Approval Not Required - Extension
Location: 91 Brecon Drive, Bury, BL9 9LE
Proposal: Prior notification for proposed single storey rear extension

Application No.: 61737 **App. Type:** GPDE 08/08/2017 Prior Approval Not Required - Extension
Location: 11 Nelson Street, Bury, BL9 9BL
Proposal: Prior notification for proposed single storey rear extension

Ward: **Bury West - Church**

Application No.: 61603 **App. Type:** FUL 24/07/2017 Approve with Conditions
Location: Wellington Cement Works, Rear of 90 Ainsworth Road, Bury, BL8 2RS
Proposal: Two storey office extension following removal of single storey structure

Application No.: 61610 **App. Type:** FUL 20/07/2017 Approve with Conditions
Location: 301 Ainsworth Road, Bury, BL8 2LS
Proposal: Two/single storey extension at side

Application No.: 61624 **App. Type:** FUL 21/07/2017 Approve with Conditions
Location: 11 Fieldhead Avenue, Bury, BL8 2LX
Proposal: Single storey extension to side, rear and front elevations

Ward: Bury West - Elton

Application No.: 61574 **App. Type:** ADV 18/07/2017 Approve with Conditions
Location: Evans Halshaw, Crostons Road, Bury, BL8 1AA
Proposal: 1 no. internally illuminated 6m pole sign (A) 1 no. non illuminated free standing sign (B) 2 no. non illuminated fence mounted parking signs (C) Replacement of panels to existing 1 no. non illuminated 6m double sided pylon sign (D) 1no. internally illuminated entrance sign (E)

Application No.: 61604 **App. Type:** FUL 18/07/2017 Approve with Conditions
Location: Daisy Bank, 386A Tottington Road, Bury, BL8 1TU
Proposal: Single storey rear extension and side porch

Application No.: 61643 **App. Type:** FUL 25/07/2017 Approve with Conditions
Location: 31 Darlington Close, Bury, BL8 1UG
Proposal: Single storey side extension

Application No.: 61686 **App. Type:** FUL 21/07/2017 Approve with Conditions
Location: 12 Sheringham Drive, Bury, BL8 1HG
Proposal: Single storey extension to front and side

Ward: North Manor

Application No.: 61557 **App. Type:** FUL 17/07/2017 Refused
Location: 8 Linley Grove, Ramsbottom, Bury, BL0 9TS
Proposal: Two storey rear extension and loft conversion with dormers to front and side

Application No.: 61575 **App. Type:** FUL 19/07/2017 Approve with Conditions
Location: 7 Castle Grove, Ramsbottom, Bury, BL0 9TF
Proposal: Two storey side extension and single storey rear extension

Application No.: 61615 **App. Type:** FUL 24/07/2017 Approve with Conditions
Location: 19 Sandringham Drive, Tottington, Bury, BL8 4DJ
Proposal: Two storey extension at side, dormer at rear and widening of existing driveway at front

Application No.: 61617 **App. Type:** FUL 04/08/2017 Approve with Conditions
Location: Holcombe Brook CP School, Longsight Road, Tottington, Bury, BLO 9TA
Proposal: Siting of single storey portacabin building for use as out of school club for a temporary period of 5 years

Application No.: 61663 **App. Type:** FUL 08/08/2017 Approve with Conditions
Location: 2 Baldinston, Bury, BL9 6RX
Proposal: First floor/two storey extension at side

Ward: Prestwich - Holyrood

Application No.: 61569 **App. Type:** FUL 18/07/2017 Approve with Conditions
Location: 25 Simister Lane, Prestwich, Manchester, M25 2SU
Proposal: Single storey extension at side/rear to form granny annexe

Application No.: 61576 **App. Type:** FUL 19/07/2017 Approve with Conditions
Location: 21 St Margarets Road, Prestwich, Manchester, M25 2GT
Proposal: Two storey extension at front/side and single storey extension at rear; Canopy/porch at front

Application No.: 61634 **App. Type:** FUL 09/08/2017 Approve with Conditions
Location: 223 Heywood Road, Prestwich, Manchester, M25 2QH
Proposal: Single storey/part two storey extension

Application No.: 61678 **App. Type:** FUL 03/08/2017 Approve with Conditions
Location: 23 Newlands Drive, Prestwich, Manchester, M25 3BU
Proposal: Two storey extension to side and rear

Application No.: 61689 **App. Type:** FUL 28/07/2017 Approve with Conditions
Location: 111 Heywood Old Road, Middleton, Manchester, M24 4QL
Proposal: Single storey extensions at front and rear; Two storey extension at side and rear

Ward: Prestwich - Sedgley

Application No.: 61570 **App. Type:** LDCP 18/07/2017 Refused
Location: 98 Scholes Lane, Prestwich, Manchester, M25 0AU
Proposal: Certificate of lawfulness for proposed change from hip to gable and form rear dormer extension

Application No.: 61580 **App. Type:** FUL 11/08/2017 Approve with Conditions
Location: 4 Norwood, Prestwich, Manchester, M25 9WA
Proposal: Roof extension to existing bungalow to form two storey dwelling; Two storey extension at front; External alterations

Application No.: 61585 **App. Type:** FUL 20/07/2017 Approve with Conditions
Location: 1 Lyndhurst Avenue, Prestwich, Manchester, M25 0GF
Proposal: Two storey and single storey extension at front

Application No.: 61602 **App. Type:** FUL 20/07/2017 Refused
Location: 35 Park Road, Prestwich, Manchester, M25 0ES
Proposal: Roof extension to create new floor for additional living accommodation

Application No.: 61608 **App. Type:** FUL 28/07/2017 Approve with Conditions
Location: 3 Hereford Drive, Prestwich, Manchester, M25 0JY
Proposal: Roof extension including raising roof height by 600mm with loft conversion and dormer at rear

Application No.: 61639 **App. Type:** FUL 31/07/2017 Approve with Conditions
Location: 132 Albert Avenue, Prestwich, Manchester, M25 0HE
Proposal: Two storey extension at side and rear and alterations to rear decking; Two storey bay window at rear; Amendments to windows/doors to side elevations and rear basement conversion

Application No.: 61659 **App. Type:** FUL 03/08/2017 Approve with Conditions
Location: 25 Craigwell Road, Prestwich, Manchester, M25 0FE
Proposal: Two storey extension at side and rear; single storey extension at side; single storey extension at rear and single storey extension at front

Application No.: 61670 **App. Type:** FUL 09/08/2017 Approve with Conditions
Location: 27 Sheepfoot Lane, Prestwich, Manchester, M25 0BP
Proposal: Two storey extension at side with first floor extension above existing garage

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

Application No.: 61619 **App. Type:** FUL 18/07/2017 Approve with Conditions
Location: 120 Butterstile Lane, Prestwich, Manchester, M25 9PT
Proposal: Pitched roof over existing extension and retiling of existing roof

Application No.: 61654 **App. Type:** FUL 28/07/2017 Approve with Conditions
Location: 463 Bury New Road, Prestwich, Manchester, M25 1AD
Proposal: Alterations to the size of the ATM aperture to accommodate new ATM machine and surround

Application No.: 61655 **App. Type:** ADV 28/07/2017 Approve with Conditions
Location: 463 Bury New Road, Prestwich, Manchester, M25 1AD
Proposal: 1 no. 420mm high NatWest marketing tablet with internally illuminated lettering, logo and accent lines

Ward: **Radcliffe - East**

Application No.: 61302 **App. Type:** FUL 20/07/2017 Split Decision
Location: Site of former Civic Centre, Thomas Street/New Church Street, Radcliffe, Manchester, M26 2UD
Proposal: PROPOSAL A - Variation of condition 2 of planning permission 60420 to relocate plots 1-18 to provide easement for sewers
PROPOSAL B - Variation of conditions 10 and 16 to amend surfacing to tarmac of Public Open Space and additional ground cover

Application No.: 61594 **App. Type:** FUL 28/07/2017 Approve with Conditions
Location: Constellation House, Milltown Street, Radcliffe, Manchester, M26 1WD
Proposal: Conversion of office building to supported living accommodation; Change of use from office to supported housing (Class C3[b])

Application No.: 61627 **App. Type:** FUL 18/07/2017 Approve with Conditions
Location: 15 Vale Edge, Radcliffe, Manchester, M26 4FQ
Proposal: Single storey extension to front, side and rear

Application No.: 61658 **App. Type:** ADV 18/07/2017 Approve with Conditions
Location: 409 Durers Lane, Radcliffe, Manchester, M26 2QN
Proposal: 1 no. non-illuminated fascia sign, 1 no. non-illuminated sign and 1 no. non-illuminated projecting sign

Ward: **Radcliffe - North**

Application No.: 61595 **App. Type:** FUL 02/08/2017 Approve with Conditions
Location: 1 Lichfield Close, Radcliffe, Manchester, M26 3LW
Proposal: Single storey extension at front

Application No.: 61657 **App. Type:** FUL 03/08/2017 Approve with Conditions
Location: 48 Chiswick Drive, Radcliffe, Manchester, M26 3XB
Proposal: Two storey and single storey side extensions

Application No.: 61707 **App. Type:** GPDE 01/08/2017 Prior Approval Not Required - Extension
Location: 8 Singleton Street, Radcliffe, Manchester, M26 3WG
Proposal: Prior notification for proposed single storey rear extension.

Ward: **Radcliffe - West**

Application No.: 61719 **App. Type:** FUL 09/08/2017 Approve with Conditions
Location: 29 Calf Hey Close, Radcliffe, Manchester, M26 3RQ
Proposal: Demolition of existing garage and erection of two storey extension at side

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 61629 **App. Type:** FUL 20/07/2017 Refused
Location: 7 Booth Close, Tottington, Bury, BL8 3BU
Proposal: Two storey side extension

Application No.: 61665 **App. Type:** FUL 09/08/2017 Approve with Conditions
Location: 3 Sunnywood Drive, Tottington, Bury, BL8 3EN
Proposal: Single storey extension at side and loft conversion to form storage area and living accommodation in roof space

Ward: Ramsbottom and Tottington - Ramsbottom

Application No.: 61247 **App. Type:** FUL 28/07/2017 Approve with Conditions
Location: Old Farm House, Redisher Lane, Ramsbottom, Bury, BL8 4HX
Proposal: Erection of a stable building

Application No.: 61565 **App. Type:** FUL 20/07/2017 Split Decision
Location: 11 Linden Crescent, Tottington, Bury, BL8 3GE
Proposal: A: Single storey extensions at side and rear
B: Raising of existing ridge height of roof with dormers at front and rear; Extension of existing garage and widening of driveway

Application No.: 61589 **App. Type:** FUL 18/07/2017 Approve with Conditions
Location: 2 Redisher Croft, Ramsbottom, Bury, BL0 9JS
Proposal: Single storey extension at rear and erection of canopy to form covered external area at rear

Application No.: 61591 **App. Type:** LBC 20/07/2017 Approve with Conditions
Location: 202 Lumb Carr Road, Ramsbottom, Bury, BL8 4NH
Proposal: Listed building consent for removal of internal wall and installation of external flue to wood burning stove at rear

Application No.: 61597 **App. Type:** FUL 18/07/2017 Approve with Conditions
Location: 11 Carrwood Hey, Ramsbottom, Bury, BL0 9QT
Proposal: Single storey extension at rear

Application No.: 61638 **App. Type:** FUL 24/07/2017 Approve with Conditions
Location: 15 Bridge Street, Ramsbottom, Bury, BL0 9WN
Proposal: Remove existing Nat West brand signage and ATM and infill existing ATM apertures with matching stone work

Application No.: 61661 **App. Type:** FUL 28/07/2017 Approve with Conditions
Location: 350 Bolton Road West, Ramsbottom, Bury, BL0 9QY
Proposal: Creation of additional parking area at front with retaining wall/steps

Application No.: 61688 **App. Type:** FUL 02/08/2017 Approve with Conditions
Location: 11 Mount Street, Ramsbottom, Bury, BL0 9EU
Proposal: Dormer extensions at front and rear, single storey extension at rear and render to side elevation

Application No.: 61691 **App. Type:** FUL 28/07/2017 Approve with Conditions
Location: 6 Strathmore Close, Ramsbottom, Bury, BL0 9YW
Proposal: Two storey/single storey side extension and single storey rear extension

Application No.: 61699 **App. Type:** LDGP 17/07/2017 Lawful Development
Location: 14 Raylees, Ramsbottom, Bury, BL0 9HW
Proposal: Certificate of lawfulness for proposed single storey rear extension

Application No.: 61772 **App. Type:** CON 08/08/2017 Raise No Objection
Location: Stubbins Vale Mill, Stubbins Vale Road, Ramsbottom, Bury, BL0 0NT
Proposal: Article 18 Consultation from Rossendale Council - Change of use of existing building from offices to nursery

Ward: Whitefield + Unsworth - Besses

Application No.: 61490 **App. Type:** FUL 24/07/2017 Refused
Location: 2 Charnley Mews, Charnley Street, Whitefield, Manchester, M45 6BG
Proposal: Change of use from dwelling house (Class C3) to children's home (Class C2)

Application No.: 61626 **App. Type:** FUL 19/07/2017 Approve with Conditions
Location: 31 Balmoral Avenue, Whitefield, Manchester, M45 6BB
Proposal: Single storey extension to side and rear

Application No.: 61664 **App. Type:** FUL 11/08/2017 Approve with Conditions
Location: 31 Cunningham Drive, Bury, BL9 8PP
Proposal: Two storey extension at front/side; Single storey extension at side/rear; External alterations including render finish to elevations

Application No.: 61685 **App. Type:** LDGP 17/07/2017 Lawful Development
Location: 35 Conway Avenue, Whitefield, Manchester, M45 7AZ
Proposal: Certificate of lawfulness for proposed single storey side and rear extension

Ward: Whitefield + Unsworth - Pilkington Park

Application No.: 61596 **App. Type:** FUL 28/07/2017 Refused
Location: 79 Bury New Road, Whitefield, Manchester, M45 7EG
Proposal: Conversion and extensions to existing dwelling house to form 8 bed House in Multiple Occupation (HMO)

Application No.: 61605 **App. Type:** FUL 28/07/2017 Approve with Conditions
Location: 3 Wentworth Avenue, Whitefield, Manchester, M45 7GQ
Proposal: Change of house type from previously approved planning application 61056

Application No.:	61642	App. Type:	FUL	28/07/2017	Approve with Conditions
Location:	75 Ringley Road, Whitefield, Manchester, M45 7LH				
Proposal:	Single storey side extension and rear dormer extension				

Application No.:	61709	App. Type:	FUL	09/08/2017	Approve with Conditions
Location:	15 Ferndale Avenue, Whitefield, Manchester, M45 7GP				
Proposal:	Roof extension to existing bungalow to create two storey dwelling; dormer at rear, single storey extension at rear and alterations to existing elevations.				

Application No.:	61710	App. Type:	FUL	11/08/2017	Approve with Conditions
Location:	9 Cedar Avenue, Whitefield, Manchester, M45 7FP				
Proposal:	Two storey and single storey side extension				

Application No.:	61721	App. Type:	FUL	04/08/2017	Approve with Conditions
Location:	7 Kings Avenue, Whitefield, Manchester, M45 7DJ				
Proposal:	Single storey extension at front				

Application No.:	61738	App. Type:	FUL	09/08/2017	Approve with Conditions
Location:	5 Oakdale Close, Whitefield, Manchester, M45 7LU				
Proposal:	Two and single storey extension at front				

Ward: **Whitefield + Unsworth - Unsworth**

Application No.:	61485	App. Type:	FUL	03/08/2017	Approve with Conditions
Location:	55 Sunny Bank Road, Bury, BL9 8HE				
Proposal:	Two storey side extension; Single storey rear extension and front porch extension				

Application No.:	61632	App. Type:	FUL	20/07/2017	Approve with Conditions
Location:	1 Alton Close, Bury, BL9 8BN				
Proposal:	Demolition of existing garage and erection of two storey extension at side and single storey conservatory extension at rear				

Application No.:	61696	App. Type:	FUL	09/08/2017	Approve with Conditions
Location:	14 Alkrington Close, Bury, BL9 8NP				
Proposal:	Two storey extension at side				

Application No.:	61725	App. Type:	FUL	07/08/2017	Approve with Conditions
Location:	5 Alum Crescent, Bury, BL9 8EA				
Proposal:	Single storey extension at side and rear				

Application No.:	61762	App. Type:	CON	11/08/2017	Raise No Objection
Location:	Birch Industrial Estate, Whittle Lane, Heywood, OL10 2SX				

Proposal: Article 18 Consultation from Rochdale MBC (Ref 16/01455/OUT) - Outline planning permission by means of layout and scale for the erection of 3 industrial units of B2/B8 use (with ancillary B1) (floorspace up to 17,506 sqm gross internal) including the provision of car parking (173 spaces) and associated infrastructure including demolition of 4 existing commercial units.

Total Number of Applications Decided: 79