

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	19 September 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 14/08/2017 and 10/09/2017



Ward: Bury East

Application No.: 61294 **App. Type:** FUL 14/08/2017 Refused

Location: 16 Cook Street, Bury, BL9 ORP

Proposal: First floor extension at rear

Application No.: 61499 **App. Type:** FUL 17/08/2017 Refused

Location: Robert Peel, Castle Buildings, Market Place, Bury, BL9 OLD

Proposal: Formation of outside seating area at rear of existing public house

Application No.: 61672 **App. Type:** FUL 14/08/2017 Approve with Conditions

Location: Fairfield Community Primary, Rochdale Old Road, Bury, BL9 7SD

Proposal: Variation of conditions no. 2 (approved plans) and no. 4 (parking plan details) of planning permission 60957 to amend the replacement parking spaces from the front to the side

Application No.: 61722 **App. Type:** GPDE 14/08/2017 Prior Approval Required & Granted - Ext

Location: 59 Wilson Mews, Wilson Street, Bury, BL9 7EU

Proposal: Prior notification for proposed single storey rear extension

Application No.: 61735 **App. Type:** FUL 21/08/2017 Approve with Conditions

Location: 8 Myrtle Gardens, Bury, BL9 7DN

Proposal: Single storey garage extension at side

Application No.: 61843 **App. Type:** GPDE 29/08/2017 Prior Approval Required Refused - Ext

Location: 74 South Cross Street, Bury, BL9 ORS

Proposal: Prior notification for proposed single storey rear extension

Ward: Bury East - Moorside

Application No.: 61392 **App. Type:** FUL 25/08/2017 Approve with Conditions

Location: Davises Farm, Mather Road, Bury, BL9 6TJ

Proposal: Conversion, alterations and extension to existing block of 3 garages to form detached dwelling

Application No.: 61680 **App. Type:** FUL 22/08/2017 Approve with Conditions

Location: Land adjacent to Huntley House, Chesham Fold Road, Bury, BL9 6JZ

Proposal: Erection of 4 no. dwellings

Application No.: 61785 **App. Type:** LDCP 07/09/2017 Lawful Development
Location: 146 Chesham Road, Bury, BL9 6EL
Proposal: Lawful development certificate for proposed change of use from dwellinghouse (Class C3) to 5 bed House of Multiple Occupancy (Class C4)

Application No.: 61801 **App. Type:** FUL 05/09/2017 Approve with Conditions
Location: 4 Plumpton Drive, Bury, BL9 5HH
Proposal: Two storey rear extension and single storey rear extension

Ward: Bury East - Redvales

Application No.: 61652 **App. Type:** ADV 22/08/2017 Refused
Location: 434 Manchester Road, Bury, BL9 9NS
Proposal: 1 no. internally illuminated fascia sign to front elevation and 1 no. non-illuminated poster sign in front bay window

Application No.: 61668 **App. Type:** FUL 14/08/2017 Refused
Location: 16 Birch Lea Close, Bury, BL9 9RZ
Proposal: Dormer roof extensions at front and rear

Application No.: 61687 **App. Type:** FUL 23/08/2017 Approve with Conditions
Location: 626 Manchester Road, Bury, BL9 9SU
Proposal: Change of use from retail (Class A1) to restaurant (Class A3) on ground floor and beauty salon on first floor (Class A1)

Application No.: 61718 **App. Type:** FUL 16/08/2017 Approve with Conditions
Location: 30 Rhiwlas Drive, Bury, BL9 9DE
Proposal: Extension to garage

Application No.: 61727 **App. Type:** FUL 14/08/2017 Approve with Conditions
Location: 40 Morley Street, Bury, BL9 9JQ
Proposal: Two storey extension at side, single storey extension at side/rear and two storey extension at rear

Application No.: 61728 **App. Type:** FUL 25/08/2017 Approve with Conditions
Location: 87 Radcliffe Road, Bury, BL9 9LD
Proposal: Part single/part two storey extensions to side and rear

Application No.: 61739 **App. Type:** FUL 16/08/2017 Approve with Conditions
Location: 22 Caton Close, Bury, BL9 9JU
Proposal: Single storey extension at rear

Ward: Bury West - Church

Application No.: 61706 **App. Type:** LDPC 29/08/2017 Lawful Development
Location: 15 Stapleford Close, Bury, BL8 2UG
Proposal: Certificate of lawfulness for proposed single storey rear extension

Application No.: 61716 **App. Type:** FUL 14/08/2017 Approve with Conditions
Location: 4 Haslam Hey Close, Bury, BL8 2EU
Proposal: Demolition of existing garage and erection of two storey extension at side/single storey extension at front; Bay window and canopy at front; Conversion of existing conservatory at rear to pitched roof single storey extension

Application No.: 61779 **App. Type:** FUL 30/08/2017 Approve with Conditions
Location: 23 Wadebridge Drive, Bury, BL8 2NN
Proposal: Single storey extension and porch at front; Widening of existing driveway

Ward: Bury West - Elton

Application No.: 61210 **App. Type:** FUL 14/08/2017 Approve with Conditions
Location: Land off Webb Street, Webb Street, Bury, BL8 1AF
Proposal: Car parking, general storage of empty containers, bins and skips, palisade fencing and revised access arrangements

Application No.: 61766 **App. Type:** FUL 08/09/2017 Approve with Conditions
Location: 70 Holme Avenue, Bury, BL8 1HW
Proposal: Detached garage at rear; Hip to gable roof extension with loft conversion

Application No.: 61786 **App. Type:** GPDE 22/08/2017 Prior Approval Required Refused - Ext
Location: 24 Elterwater Close, Bury, BL8 1UW
Proposal: Prior notification of proposed single storey rear extension

Application No.: 61805 **App. Type:** FUL 05/09/2017 Approve with Conditions
Location: 4 Brandon Close, Bury, BL8 1XL
Proposal: Single storey rear extension

Ward: North Manor

Application No.: 61741 **App. Type:** FUL 08/09/2017 Approve with Conditions
Location: 17 Howe Drive, Ramsbottom, Bury, BL0 9UJ
Proposal: Remodelling of existing rear dormer and new render finish

Application No.: 61756 **App. Type:** FUL 06/09/2017 Approve with Conditions
Location: St Marys Church, Bolton Road, Tottington, Bury, BL8 4JN
Proposal: New surface to existing footpath and provision of new footpath

Application No.: 61761 **App. Type:** FUL 06/09/2017 Approve with Conditions
Location: 2 Caldry Drive, Ramsbottom, Bury, BLO 9TY
Proposal: Single storey rear extension and single storey side extension and alterations to cladding materials to walls and roof

Application No.: 61813 **App. Type:** FUL 07/09/2017 Approve with Conditions
Location: Hunters Moon, Holhouse Lane, Tottington, Bury, BL8 4HD
Proposal: Two storey/single storey side and rear extensions and demolition of existing garage

Ward: Prestwich - Holyrood

Application No.: 61743 **App. Type:** FUL 31/08/2017 Approve with Conditions
Location: 315 Bury Old Road, Prestwich, Manchester, M25 1JA
Proposal: Change of use from public house (Class A4) to offices (Class B1a) (following 2 year temporary flexible use)

Application No.: 61744 **App. Type:** LDGP 30/08/2017 Lawful Development
Location: 4 Roseland Drive, Prestwich, Manchester, M25 2GX
Proposal: Certificate of lawfulness for proposed single storey side and rear extension

Application No.: 61765 **App. Type:** FUL 24/08/2017 Approve with Conditions
Location: 3 Roseland Drive, Prestwich, Manchester, M25 2GX
Proposal: First floor extension at side and rear with alterations to roof to form living accommodations in roof space

Application No.: 61791 **App. Type:** GPDE 25/08/2017 Prior Approval Not Required - Extension
Location: 2 Park Place, Prestwich, Manchester, M25 1QZ
Proposal: Prior notification for proposed single storey rear extension

Application No.: 61794 **App. Type:** FUL 25/08/2017 Approve with Conditions
Location: 83 Glebelands Road, Prestwich, Manchester, M25 1WF
Proposal: Single storey side extension and canopy

Application No.: 61821 **App. Type:** FUL 08/09/2017 Approve with Conditions
Location: 247 Heywood Road, Prestwich, Manchester, M25 2QP
Proposal: Dormers at front, side and rear dormers and juliet balcony to rear elevation (flat at first floor level)

Ward: Prestwich - Sedgley

Application No.: 61644 **App. Type:** FUL 14/08/2017 Refused
Location: 13 Sedgley Avenue, Prestwich, Manchester, M25 0LS
Proposal: Two storey/single storey rear extension

Application No.:	61726	App. Type:	FUL	23/08/2017	Refused
Location:	15 Breeze Mount, Prestwich, Manchester, M25 0AH				
Proposal:	First floor extension at side/rear				
Application No.:	61731	App. Type:	FUL	16/08/2017	Approve with Conditions
Location:	9 Ravens Close, Prestwich, Manchester, M25 0FU				
Proposal:	Roof extension with loft conversion and dormers at front and rear; Porch at front				
Application No.:	61733	App. Type:	FUL	24/08/2017	Approve with Conditions
Location:	34 Tewkesbury Drive, Prestwich, Manchester, M25 0JN				
Proposal:	Part single storey/part two storey extensions at side/rear with loft conversion and dormers at front and rear				
Application No.:	61767	App. Type:	FUL	22/08/2017	Approve with Conditions
Location:	114 Albert Avenue, Prestwich, Manchester, M25 0LU				
Proposal:	Two storey extension at side/rear and front porch				
Application No.:	61777	App. Type:	FUL	31/08/2017	Approve with Conditions
Location:	3 Linksway, Prestwich, Manchester, M25 0JP				
Proposal:	Two/single storey extension at side and single storey extension at front				
Application No.:	61863	App. Type:	LDCE	31/08/2017	Lawful Development
Location:	98 Scholes Lane, Prestwich, Manchester, M25 0AU				
Proposal:	Lawful development certificate for existing hip to gable conversion and dormer at rear				

Ward: Prestwich - St Mary's

Application No.:	61656	App. Type:	FUL	14/08/2017	Refused
Location:	Land opposite Beech House, Clifton Road, Prestwich, Manchester, M25 3HG				
Proposal:	Erection of 1 no. detached bungalow				
Application No.:	61666	App. Type:	FUL	18/08/2017	Refused
Location:	42 Prestwich Park Road South, Prestwich, Manchester, M25 9PE				
Proposal:	Demolition of extensions at side and rear; Three storey/single storey extension at side and two storey extension at side/rear; Alterations to external elevations; Alterations to gardens at front/side/rear and new gates/wall at front				
Application No.:	61667	App. Type:	FUL	14/08/2017	Approve with Conditions
Location:	28 Craigwell Road, Prestwich, Manchester, M25 0FE				
Proposal:	Two storey extension at side and rear: Detached garage at rear				
Application No.:	61750	App. Type:	FUL	08/09/2017	Approve with Conditions
Location:	73 Butterstile Lane, Prestwich, Manchester, M25 9PQ				
Proposal:	Single storey rear extension				

Ward: Radcliffe - East

Application No.: 61724 **App. Type:** FUL 06/09/2017 Approve with Conditions
Location: 20 Blenmar Close, Radcliffe, Manchester, M26 2XE

Proposal: First floor extension at side above existing extension/first floor extension on pillar supports with open space below; Single storey extension at rear

Application No.: 61764 **App. Type:** GPDE 22/08/2017 Prior Approval Not Required - Extension
Location: 57 Bury and Bolton Road, Radcliffe, Manchester, M26 4LF

Proposal: Prior notification for proposed single storey rear extension

Ward: Radcliffe - North

Application No.: 61537 **App. Type:** FUL 23/08/2017 Approve with Conditions
Location: Taylors Barn, Taylors Lane, Radcliffe, Bolton, BL2 6QS

Proposal: Removal of existing cattery block and replacement with detached garage/store

Application No.: 61734 **App. Type:** FUL 01/09/2017 Approve with Conditions
Location: 41 Bury Old Road, Ainsworth, Bolton, BL2 5PF

Proposal: Change of use of storage building to dwelling with new front porch

Ward: Radcliffe - West

Application No.: 61729 **App. Type:** FUL 22/08/2017 Approve with Conditions
Location: 109 Outwood Road, Radcliffe, Manchester, M26 1AY

Proposal: Change of use of attached shed at rear from residential (C3) to dog grooming (sui generis)

Ward: Ramsbottom + Tottington - Tottington

Application No.: 61625 **App. Type:** FUL 14/08/2017 Approve with Conditions
Location: Totts Nursery, Tottington Primary School, Moorside Road, Tottington, Bury, BL8 3HR

Proposal: Demolition of existing nursery building and erection of replacement single storey nursery building

Application No.: 61641 **App. Type:** FUL 14/08/2017 Refused
Location: 96 Watling Street, Tottington, Bury, BL8 3QL

Proposal: Demolition of existing dwelling and erection of 1 no. new dwelling

Application No.: 61671 **App. Type:** GPDE 14/08/2017 Prior Approval Not Required - Extension
Location: 14 A Cann Street, Tottington, Bury, BL8 3PE

Proposal: Prior notification for proposed single storey extension at rear

Application No.: 61711 **App. Type:** FUL 16/08/2017 Approve with Conditions

Location: Reynolds House, Turton Road, Tottington, Bury, BL8 3QE

Proposal: Single storey extension to the rear

Application No.: 61822 **App. Type:** LDCE 08/09/2017 Lawful Development

Location: Clovelly, Owlbarrow Road, Bury, BL8 1RD

Proposal: Lawful development certificate for the existing use as a residential dwelling (Class C3) for up to 6 people living as a single household and receiving care (Class C3(b))

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 61581 **App. Type:** FUL 24/08/2017 Approve with Conditions

Location: 7 Bolton Street, Ramsbottom, Bury, BLO 9HU

Proposal: Removal of existing shopfront/stall riser and installation of new shop front with repositioning of entrance door

Application No.: 61646 **App. Type:** PMBPA 14/08/2017 Prior Approval Required and Refused

Location: Lower Dickfield Farm, Holcombe Road, Ramsbottom, Bury, BL8 4PD

Proposal: Prior approval for the proposed change of use of an agricultural building to a dwellinghouse (Class C3) and for associated operational development under Class Qa and Class Qb

Application No.: 61649 **App. Type:** FUL 14/08/2017 Approve with Conditions

Location: Old Rectory, Chapel Lane, Ramsbottom, Bury, BL8 4NB

Proposal: Erection of single storey two entrance detached garage

Application No.: 61692 **App. Type:** FUL 25/08/2017 Approve with Conditions

Location: John Spencer Hazehurst Ltd, 258 Bolton Road West, Ramsbottom, Bury, BLO 9PX

Proposal: Replacement of 2 no. flagpoles and installation of 1 no. additional equipment cabinet

Application No.: 61693 **App. Type:** LBC 25/08/2017 Approve with Conditions

Location: John Spencer Hazehurst Ltd, 258 Bolton Road West, Ramsbottom, Bury, BLO 9PX

Proposal: Listed Building Consent for Replacement of 2 no. flagpoles and installation of 1 no. additional equipment cabinet

Application No.: 61703 **App. Type:** FUL 23/08/2017 Approve with Conditions

Location: 33 Carrwood Hey, Ramsbottom, Bury, BLO 9QT

Proposal: Single storey extension to side/front

Application No.: 61760 **App. Type:** FUL 01/09/2017 Approve with Conditions

Location: 9 Bolton Road West, Ramsbottom, Bury, BLO 9NA

Proposal: Variation of condition 6 of planning permission 59764 to amend the opening hours from:
The use hereby permitted shall not be open to customers outside the following times - 12:00 to 23:00 Mondays to Saturdays and 10:00 to 18:00 on Sundays.
To: The use hereby permitted shall not be open to customers outside the following times - 7:30 to 23:00 Mondays to Fridays, 8:30 to 23:00 Saturdays and 9:00 to 18:00 on Sundays.

Application No.: 61770 **App. Type:** FUL 18/08/2017 Approve with Conditions
Location: 24 Roseberry Close, Ramsbottom, Bury, BL0 9FQ
Proposal: Two storey/first floor extension at rear

Application No.: 61797 **App. Type:** FUL 05/09/2017 Approve with Conditions
Location: 80 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9RE
Proposal: Two storey side extension

Application No.: 61826 **App. Type:** GPDE 25/08/2017 Prior Approval Required Refused - Ext
Location: 7 Tagg Wood View, Ramsbottom, Bury, BL0 9XP
Proposal: Prior notification for proposed single storey rear extension

Ward: Whitefield + Unsworth - Besses

Application No.: 61676 **App. Type:** FUL 14/08/2017 Approve with Conditions
Location: 18 Wavell Drive, Bury, BL9 8PG
Proposal: Two storey side extension and single storey rear extension

Application No.: 61704 **App. Type:** FUL 15/08/2017 Approve with Conditions
Location: 18 Alexandra Avenue, Whitefield, Manchester, M45 6DW
Proposal: Single storey extension to the rear & kerb lowering to make front garden into driveway.

Application No.: 61713 **App. Type:** FUL 14/08/2017 Refused
Location: 12 Alexander Drive, Bury, BL9 8PF
Proposal: First floor side extension

Ward: Whitefield + Unsworth - Pilkington Park

Application No.: 61648 **App. Type:** FUL 14/08/2017 Approve with Conditions
Location: 5 Ringley Park, Radcliffe, Manchester, M45 7NT
Proposal: First floor rear extension

Application No.: 61742 **App. Type:** FUL 08/09/2017 Approve with Conditions
Location: 10 Ringley Road, Whitefield, Manchester, M25 7LB
Proposal: First floor extension above existing garage

Ward: Whitefield + Unsworth - Unsworth

Application No.: 61621 **App. Type:** FUL 14/08/2017 Approve with Conditions
Location: 31 Cartmel Close, Bury, BL9 8JA
Proposal: Single storey extension at rear, replacement of existing flat porch roof with pitched roof and canopy and render to all elevations.

Application No.: 61679 **App. Type:** LDCE 31/08/2017 Lawful Development

Location: 31 Cartmel Close, Bury, BL9 8JA

Proposal: Lawful development certificate for existing alterations and replacement of existing windows, replacement of garage door with 2no. windows, rear dormer extension and installation of new roof lights and increase in height of chimney stack to 600mm above roof ridge

Application No.: 61708 **App. Type:** FUL 25/08/2017 Approve with Conditions

Location: Pilsworth South Landfill Site, Pilsworth Road, Bury, BL9 8QZ

Proposal: Erection of a security fence and gates to the perimeter of the site

Application No.: 61753 **App. Type:** FUL 29/08/2017 Approve with Conditions

Location: 24 Kilner Close, Bury, BL9 8AD

Proposal: Single storey rear extension & new front porch

Application No.: 61771 **App. Type:** FUL 08/09/2017 Approve with Conditions

Location: 11 Cartmel Close, Bury, BL9 8JA

Proposal: Erection of detached storage building and flat to pitched roof conversion at rear

Total Number of Applications Decided: 75