

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	20 February 2018
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 15/01/2018 and 12/02/2018



Ward: **Bury East**

Application No.: 59067 **App. Type:** FUL 31/01/2018 Approve with Conditions
Location: Bell Lane Car Centre, Bell Lane, Bury, BL9 6DJ
Proposal: Demolition of existing car showroom and erection of new car showroom with car valet

Application No.: 62067 **App. Type:** FUL 30/01/2018 Approve with Conditions
Location: 1A Market Street, Bury, BL9 0BR
Proposal: Change of use of shop (Class A1) to mixed use café (Class A3) and hot food take away (Class A5)

Application No.: 62213 **App. Type:** ADV 18/01/2018 Approve with Conditions
Location: 44 Bell Lane, Bury, BL9 6BA
Proposal: 3 No. non-illuminated fascia signs

Application No.: 62254 **App. Type:** FUL 23/01/2018 Approve with Conditions
Location: 115 Rochdale Road, Bury, BL9 7BA
Proposal: Change of use from retail (Class A1) to education tuition centre (Class D1)

Application No.: 62256 **App. Type:** FUL 23/01/2018 Refused
Location: 609-621 Rochdale Old Road, Bury, BL9 7TL
Proposal: Installation of 2 no. electric vehicle charging stations with associated equipment

Application No.: 62281 **App. Type:** GPDE 17/01/2018 Prior Approval Not Required - Extension
Location: 38 Second Avenue, Bury, BL9 7RL
Proposal: Prior notification of proposed single storey rear extension

Application No.: 62309 **App. Type:** FUL 02/02/2018 Approve with Conditions
Location: 27 The Rock, Bury, BL9 0JP
Proposal: Change of use of part of first floor from non-residential institution (Class D1) to charity shop (Class A1)

Application No.: 62326 **App. Type:** GPDE 02/02/2018 Prior Approval Not Required - Extension
Location: 1 Audlum Court, Bury, BL9 7PN
Proposal: Prior notification of proposed single storey rear extension

Ward: **Bury East - Moorside**

Application No.:	62085	App. Type:	FUL	18/01/2018	Approve with Conditions
Location:	240 Walmersley Road, Bury, BL9 6NH				
Proposal:	Addition of fence and alterations to existing boundary walls to maximum total height of 2.5 metres				
Application No.:	62168	App. Type:	FUL	25/01/2018	Approve with Conditions
Location:	Silver Point, Moor Street, Bury, BL9 5AQ				
Proposal:	Erection of external fire escape stair				
Application No.:	62216	App. Type:	FUL	16/01/2018	Refused
Location:	Unit 5, Fernhill Mill, Hornby Street, Bury, BL9 5BL				
Proposal:	New access with roller shutter				
Application No.:	62274	App. Type:	FUL	25/01/2018	Approve with Conditions
Location:	17 Milner Avenue, Bury, BL9 6NG				
Proposal:	Single storey extension at rear				

Ward: **Bury East - Redvales**

Application No.:	61977	App. Type:	FUL	23/01/2018	Refused
Location:	Fishpool County Infants School, Parkhills Road, Bury, BL9 9AP				
Proposal:	Variation of condition no. 2 (approved plans) of planning permission 58866 for residential development - 8 no. dwellings; Change of windows from white upvc double glazed to anthracite grey upvc double glazed. Change of band course from artificial stone to soldier course of Ibstock smooth buff facing bricks. Omission of artificial stone cills and lintol heads to rear of properties Change of artificial stone cills and lintol heads to soldier course of Ibstock smooth buff facing bricks.				
Application No.:	62141	App. Type:	FUL	16/01/2018	Approve with Conditions
Location:	Land at rear of 227 Manchester Road, Bury, BL9 9HJ				
Proposal:	Siting of 2 no. storage sheds				
Application No.:	62196	App. Type:	FUL	30/01/2018	Approve with Conditions
Location:	12 Manchester Old Road, Bury, BL9 0TB				
Proposal:	Change of use from public house (Class A4) with first floor flat to offices (Class B1a) at ground/first floors with first floor flat: External alterations				
Application No.:	62233	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	90 Cornwall Drive, Bury, BL9 9EX				
Proposal:	Single storey rear extension				
Application No.:	62265	App. Type:	FUL	08/02/2018	Refused
Location:	434 Manchester Road, Bury, BL9 9NS				
Proposal:	First floor extension at side with supporting pillar at front/side				

Application No.: 62280 **App. Type:** GPDE 17/01/2018 Prior Approval Not Required - Extension
Location: 23 Hampson Mill Lane, Bury, BL9 9UA
Proposal: Prior notification of proposed single storey extension at rear

Application No.: 62282 **App. Type:** FUL 19/01/2018 Approve with Conditions
Location: 84 Cornwall Drive, Bury, BL9 9EX
Proposal: Single storey rear extension and loft conversion

Ward: **Bury West - Church**

Application No.: 62124 **App. Type:** FUL 23/01/2018 Refused
Location: 15 Bidston Close, Bury, BL8 2UN
Proposal: Repositioning of existing boundary fence at side/rear

Application No.: 62207 **App. Type:** FUL 19/01/2018 Approve with Conditions
Location: 106 Fieldhead Avenue, Bury, BL8 2NA
Proposal: Single storey extensions at side / rear

Application No.: 62217 **App. Type:** FUL 17/01/2018 Approve with Conditions
Location: 6 Skipton Close, Bury, BL8 2JX
Proposal: Demolition of existing garage and erection of two storey side extension

Application No.: 62227 **App. Type:** FUL 16/01/2018 Approve with Conditions
Location: 12 Whitby Close, Bury, BL8 2TX
Proposal: Loft conversion with dormers at front and rear

Application No.: 62242 **App. Type:** FUL 24/01/2018 Approve with Conditions
Location: 14 Ribbleton Close, Bury, BL8 2TH
Proposal: First floor extension at side above existing garage; Single storey extension at rear

Application No.: 62279 **App. Type:** FUL 29/01/2018 Approve with Conditions
Location: 32 Clitheroe Drive, Bury, BL8 2JU
Proposal: Single storey extensions at front and side

Ward: **Bury West - Elton**

Application No.: 62017 **App. Type:** FUL 15/01/2018 Approve with Conditions
Location: 2A Burrs Close, Bury, BL8 1JT
Proposal: New garage door; single storey rear extension to form garden / bike store

Application No.:	62087	App. Type:	ADV	16/01/2018	Approve with Conditions
Location:	Killelea House, Brandlesholme Road, Bury, BL8 1JJ				
Proposal:	2 No. externally illuminated fascia signs, 1 no. non-illuminated fascia sign and 2 no. externally illuminated free standing post signs				
Application No.:	62226	App. Type:	FUL	29/01/2018	Refused
Location:	5 Stow Close, Bury, BL8 1XS				
Proposal:	Two storey extension at side				
Application No.:	62229	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	92 Trimmingham Drive, Bury, BL8 1EL				
Proposal:	Two storey extension at side; Part conversion of garage to utility room with porch alterations to front, new duo roof pitch over existing ground floor areas and render to external elevations				
Application No.:	62258	App. Type:	FUL	30/01/2018	Refused
Location:	296 Tottington Road, Bury, BL8 1TA				
Proposal:	Change of use from barbers shop (A1) to hot food takeaway (A5) and single storey extension and extraction flue to rear				
Application No.:	62269	App. Type:	FUL	09/02/2018	Approve with Conditions
Location:	4 Thornham Close, Bury, BL8 1HH				
Proposal:	Single storey extension at front; First floor/two storey extension at side; Two/single storey extension at rear with juliet balcony				

Ward: **North Manor**

Application No.:	62228	App. Type:	LDCP	17/01/2018	Lawful Development
Location:	6 Larkfield Close, Tottington, Bury, BL8 4QJ				
Proposal:	Certificate of lawfulness for proposed single storey extension at rear				

Ward: **Prestwich - Holyrood**

Application No.:	62142	App. Type:	FUL	15/01/2018	Approve with Conditions
Location:	227-229 Bury Old Road, Prestwich, Manchester, M25 1JE				
Proposal:	Change of use of ground floor shop and workshop at rear (Class A1) to 2 no. flats with shared garage (Class C3); External alterations to the ground floor and workshop.				
Application No.:	62182	App. Type:	FUL	15/01/2018	Approve with Conditions
Location:	130 Cuckoo Lane, Prestwich, Manchester, M25 2NG				
Proposal:	Single storey/two storey rear extension; Hip to gable roof conversion and new dormer to rear; New front porch and bin storage area.				
Application No.:	62183	App. Type:	FUL	08/02/2018	Approve with Conditions
Location:	Nutt Farm, Nutt Lane, Prestwich, Manchester, M25 2SJ				
Proposal:	Variation of condition 2 & 7 of planning permission 60286 to amend boundary treatment and regularise approved site layout plan				

Application No.:	62224	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	19 Nursery Road, Prestwich, Manchester, M25 3DU				
Proposal:	Two storey side extension; single storey rear extension; dormer loft conversion with juliet balcony and single storey side garage extension				
Application No.:	62276	App. Type:	FUL	09/02/2018	Approve with Conditions
Location:	60 Heys Road, Prestwich, Manchester, M25 1JY				
Proposal:	Two storey extension at front, single storey extensions at side/rear and two storey extension at rear				
Application No.:	62359	App. Type:	GPDE	25/01/2018	Prior Approval Required Refused - Ext
Location:	1 Maple Grove, Prestwich, Manchester, M25 3DQ				
Proposal:	Prior notification for proposed single storey rear extension				

Ward: **Prestwich - Sedgley**

Application No.:	62153	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	38 Richmond Avenue, Prestwich, Manchester, M25 0LZ				
Proposal:	Demolition of the existing sukkah and raised decking area and erection of part single/part two storey extension at the rear and raised decking area at the rear with external alterations.				
Application No.:	62178	App. Type:	FUL	16/01/2018	Approve with Conditions
Location:	72 Park Road, Prestwich, Manchester, M25 0FA				
Proposal:	Demolition of existing dwelling and erection of 4 no. dwellings (2 no. detached and pair of semi-detached)				
Application No.:	62189	App. Type:	FUL	05/02/2018	Approve with Conditions
Location:	78 Kings Road, Prestwich, Manchester, M25 0FY				
Proposal:	Installation of automated teller machine (ATM)				
Application No.:	62190	App. Type:	ADV	05/02/2018	Approve with Conditions
Location:	78 Kings Road, Prestwich, Manchester, M25 0FY				
Proposal:	2 No. internally illuminated ATM surround signs				
Application No.:	62202	App. Type:	FUL	18/01/2018	Approve with Conditions
Location:	28 Fairway, Prestwich, Manchester, M25 0JH				
Proposal:	Variation of condition no. 2 of planning permission 61237 to amend the approved plans: 1. Insertion of 2 no. velux rooflights on existing rear roof slope. 2. Insertion of window at ground floor level and reduction in size of window at 1st floor level in side elevation of proposed extension. 3. Alterations to the front porch by changing the roof style to a mono-pitched roof and insertion of a window to the side elevation				
Application No.:	62264	App. Type:	FUL	01/02/2018	Approve with Conditions
Location:	13 Eastleigh Road, Prestwich, Manchester, M25 0BQ				
Proposal:	Two storey extension at front/single storey extension at side; First floor extension and single storey extension at rear				

Application No.:	62271	App. Type:	FUL	18/01/2018	Approve with Conditions
Location:	40 Bishops Road, Prestwich, Manchester, M25 0AS				
Proposal:	Three storey extension (including basement) at side and single storey extension at rear				
Application No.:	62272	App. Type:	LDCP	26/01/2018	Lawful Development
Location:	15 Sheepfoot Lane, Prestwich, Manchester, M25 0BN				
Proposal:	Lawful development certificate for the proposed use of the existing dwellinghouse for the residential occupation (Class C3(b)) of no more than six persons living together as a single household where care is provided				
Application No.:	62288	App. Type:	FUL	16/01/2018	Approve with Conditions
Location:	16 Arlington Avenue, Prestwich, Manchester, M25 9NF				
Proposal:	Loft conversion with dormers at front				
Application No.:	62289	App. Type:	FUL	07/02/2018	Approve with Conditions
Location:	48 Parksway, Prestwich, Manchester, M25 0JB				
Proposal:	Erection of two storey side and rear extensions, pitched roof over existing two storey flat roof extension and front porch				
Application No.:	62299	App. Type:	FUL	30/01/2018	Approve with Conditions
Location:	4 Silverdale Avenue, Prestwich, Manchester, M25 0FD				
Proposal:	Single storey/two storey extensions to front/side and rear				
Application No.:	62306	App. Type:	FUL	30/01/2018	Approve with Conditions
Location:	82 Park Road, Prestwich, Manchester, M25 0DY				
Proposal:	Single storey rear succah extension.				
Application No.:	62340	App. Type:	FUL	09/02/2018	Approve with Conditions
Location:	6 Rectory Avenue, Prestwich, Manchester, M25 1DE				
Proposal:	Two storey rear extension				
Ward:	Prestwich - St Mary's				
Application No.:	62084	App. Type:	FUL	29/01/2018	Refused
Location:	Alpine Lodge, St Anns Road, Prestwich, Manchester, M25 9GD				
Proposal:	Replacement boundary wall and gate at front				
Application No.:	62225	App. Type:	FUL	19/01/2018	Approve with Conditions
Location:	16 Lynmouth Grove, Prestwich, Manchester, M25 9TH				
Proposal:	Erection of timber outhouse at rear				
Application No.:	62230	App. Type:	FUL	19/01/2018	Approve with Conditions
Location:	42 Swarbrick Drive, Prestwich, Manchester, M25 9TD				
Proposal:	Front porch, single story extension at front/side, two storey extension at side/rear and single storey extension at rear				

Application No.:	62246	App. Type:	FUL	01/02/2018	Approve with Conditions
Location:	119 St Anns Road, Prestwich, Manchester, M25 9QL				
Proposal:	Removal of existing single storey extension and car port and erection of two storey side extension and single storey rear extension				
Application No.:	62263	App. Type:	FUL	08/02/2018	Approve with Conditions
Location:	130 Prestwich Hills, Prestwich, Manchester, M25 9PY				
Proposal:	Single storey extensions at side and rear				
Application No.:	62266	App. Type:	FUL	01/02/2018	Approve with Conditions
Location:	37 Gardner Road, Prestwich, Manchester, M25 3HX				
Proposal:	Increase in eaves height and new pitched roof above existing rear extension and reposition of windows / door				
Application No.:	62267	App. Type:	FUL	05/02/2018	Approve with Conditions
Location:	Heathlands, Heathlands Drive, Prestwich, Manchester, M25 9SB				
Proposal:	Single storey extension to existing morgue including brick retaining wall and perimeter paving				
Application No.:	62278	App. Type:	ADV	30/01/2018	Approve with Conditions
Location:	558 Bury New Road, Prestwich, Manchester, M25 9ND				
Proposal:	1no. externally illuminated fascia sign and 1 no. externally illuminated vinyl sign				
Application No.:	62298	App. Type:	LDCP	29/01/2018	Lawful Development
Location:	60 Agecroft Road West, Prestwich, Manchester, M25 9RH				
Proposal:	Certificate of lawfulness for proposed single storey rear extension				
Application No.:	62301	App. Type:	FUL	07/02/2018	Approve with Conditions
Location:	3 Knowle Drive, Prestwich, Manchester, M25 9RN				
Proposal:	First floor rear extension; New window to first floor side elevation				
Application No.:	62329	App. Type:	GPDE	12/02/2018	Prior Approval Not Required - Extension
Location:	42 Duckworth Road, Prestwich, Manchester, M25 9QH				
Proposal:	Prior notification for proposed single storey rear extension				

Ward: **Radcliffe - East**

Application No.:	62218	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	9 Stand Lane, Radcliffe, Manchester, M26 1NW				
Proposal:	Change of use of ground floor/rear, first and second floors to 6 person House in Multiple Occupation (HMO) (Sui Generis); New shop front and window and new doorway to rear; Bin store at rear.				
Application No.:	62240	App. Type:	ADV	29/01/2018	Approve with Conditions
Location:	Lidl, Dale Street, Radcliffe, Manchester, M26 1AA				

Proposal:	2 no. internally illuminated fascia signs; 4 no. externally illuminated wall mounted billboard signs; 1 no. internally illuminated totem sign and 1 no. internally illuminated poster display unit		
Application No.:	62259	App. Type: FUL	05/02/2018 Approve with Conditions
Location:	Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR		
Proposal:	Erection of new storage and loading building		
Application No.:	62285	App. Type: FUL	22/01/2018 Approve with Conditions
Location:	7 Belgrave Drive, Radcliffe, Manchester, M26 4DH		
Proposal:	Two storey side and single storey rear extensions		
Application No.:	62295	App. Type: FUL	05/02/2018 Approve with Conditions
Location:	54a Church Street West, Radcliffe, Manchester, M26 2SQ		
Proposal:	Variation of condition no. 2 (approved plans) of planning permission 59628 to amend floor layout and alteration to extension at rear.		

Ward: **Radcliffe - North**

Application No.:	62284	App. Type: GPDE	17/01/2018 Prior Approval Not Required - Extension
Location:	10 Thompson Avenue, Ainsworth, Radcliffe, Bolton, BL2 5RJ		
Proposal:	Prior notification of proposed single storey rear extension		
Application No.:	62310	App. Type: LDCP	29/01/2018 Lawful Development
Location:	16 Old Oak Close, Radcliffe, Bolton, BL2 6SF		
Proposal:	Cerificate of lawfulness for proposed single storey rear extension		

Ward: **Ramsbottom + Tottington - Tottington**

Application No.:	62197	App. Type: FUL	18/01/2018 Approve with Conditions
Location:	114 Booth Way, Tottington, Bury, BL8 3JT		
Proposal:	Single storey rear extension and two storey side extension (amendment to roof design)		

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.:	61942	App. Type: FUL	01/02/2018 Refused
Location:	109A Holcombe Old Road, Ramsbottom, Bury, BL8 4NF		
Proposal:	Erection of timber pergola in rear garden		
Application No.:	62039	App. Type: FUL	12/02/2018 Approve with Conditions
Location:	49 Tanners Street, Ramsbottom, Bury, BL0 9ES		
Proposal:	Single/two storey extension (ground floor/basement level) at front with extension of first floor balcony; new boundaary fence to side.		

Application No.: 62194 **App. Type:** FUL 17/01/2018 Approve with Conditions
Location: 28 Tanners Street, Ramsbottom, Bury, BL0 9ES
Proposal: Conservatory at rear

Application No.: 62200 **App. Type:** P3CPA 23/01/2018 Prior Approval Required and Granted
Location: 62 Bridge Street, Ramsbottom, Bury, BL0 9AG
Proposal: Prior approval for proposed change of use from shop (Class A1) to cafe (Class A3)

Application No.: 62238 **App. Type:** FUL 08/02/2018 Approve with Conditions
Location: 14 Hawthorn Crescent, Tottington, Bury, BL8 3NG
Proposal: Single storey rear extension and porch to the side

Application No.: 62248 **App. Type:** FUL 05/02/2018 Approve with Conditions
Location: 36 Carrwood Hey, Ramsbottom, Bury, BL0 9QT
Proposal: Demolition of existing garage and erection of two storey side extension

Application No.: 62251 **App. Type:** LDCP 26/01/2018 Refused
Location: Top O'th Hoof, Manchester Road, Ramsbottom, Bury, BL9 6SY
Proposal: Certificate of lawfulness for proposed erection of detached domestic garage

Application No.: 62411 **App. Type:** CON 12/02/2018 Raise No Objection
Location: Fishermans Retreat, Riding Head Lane, Ramsbottom, Bury, BL0 0HH
Proposal: Article 18 Consultation - Variation of Condition 2 (approved plans) pursuant to Planning Approval 2016/0002, to enable the construction of a dual pitched roof and to enable alterations to fenestration.

Ward: **Whitefield + Unsworth - Besses**

Application No.: 62245 **App. Type:** LDCP 29/01/2018 Lawful Development
Location: 15 Ridge Crescent, Whitefield, Manchester, M45 8EQ
Proposal: Certificate of lawfulness for proposed single storey side extension to be used as WC

Application No.: 62268 **App. Type:** FUL 05/02/2018 Approve with Conditions
Location: Whitefield Spiritualist Church, Victoria Avenue, Whitefield, Manchester, M45 6BZ
Proposal: Demolition of existing and construction of new place of worship

Application No.: 62292 **App. Type:** FUL 24/01/2018 Approve with Conditions
Location: 16 Lancaster Avenue, Whitefield, Manchester, M45 6DE
Proposal: Two storey extension at rear

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

Application No.:	62235	App. Type:	LDCP	25/01/2018	Lawful Development
Location:	37 Ringley Drive, Whitefield, Manchester, M45 7LX				
Proposal:	Lawful development certificate for proposed single storey extension at rear				
Application No.:	62239	App. Type:	FUL	19/01/2018	Approve with Conditions
Location:	32 Ringley Road, Whitefield, Manchester, M45 7LE				
Proposal:	Addition of railings to boundary wall at front and vehicle entrance to a maximum total height of 2.5m				
Application No.:	62302	App. Type:	FUL	08/02/2018	Approve with Conditions
Location:	8 The Fairways, Whitefield, Manchester, M45 7BN				
Proposal:	Two storey side extension and single storey rear extension				
Application No.:	62305	App. Type:	FUL	29/01/2018	Approve with Conditions
Location:	67 Radcliffe New Road, Whitefield, Manchester, M45 7QZ				
Proposal:	Single storey side extension				
Application No.:	62324	App. Type:	FUL	09/02/2018	Approve with Conditions
Location:	Clarkes Hill House, Clarkes Hill, Whitefield, Manchester, M45 7TG				
Proposal:	Proposed detached garage / store				

Ward: **Whitefield + Unsworth - Unsworth**

Application No.:	62243	App. Type:	FUL	16/01/2018	Approve with Conditions
Location:	Park 66, Pilsworth Road, Bury, BL9 8RS				
Proposal:	Vary third criterion of condition 15 of approved planning application 60998 to read: "Unit C shall comprise a predominantly non-food unit in Class A1 of 1,394 sq.m GIA, including, for the avoidance of doubt, any mezzanine floorspace, of which no more than 30 per cent shall be used for the sale of food, non-alcoholic and alcoholic beverages, newspapers and magazines; and"				
Application No.:	62270	App. Type:	LDCP	26/01/2018	Lawful Development
Location:	20 Cartmel Close, Bury, BL9 8JA				
Proposal:	Lawful development certificate for proposed roof extension at the rear				

Total Number of Applications Decided: 88