

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	22 March 2022
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 14/02/2022 and 13/03/2022



Ward: Bury East

Application No.:	67619	App. Type:	FUL	09/03/2022	Approve with Conditions
Location:	82 Bolton Street, Bury, BL9 0LL				
Proposal:	Changes to elevations and glazing including- Replacement of glazing system with blue brickwork and anthracite aluminium frame glazing; Black plastic soffits and new dark coloured window frames on first floor; New access door to the front elevation				
Application No.:	67795	App. Type:	ADV	14/02/2022	Approve with Conditions
Location:	B & Q Plc, Bridge Hall Lane, Bury, BL9 7PB				
Proposal:	30 no. non illuminated fascia signs & 20 no. non illuminated signs				
Application No.:	67828	App. Type:	FUL	25/02/2022	Approve with Conditions
Location:	The Bridles, 2 Riders Gate, Bury, BL9 7RD				
Proposal:	Single storey rear extension				
Application No.:	67921	App. Type:	LDCP	14/02/2022	Lawful Development
Location:	Bury Grammar Girls School, Bridge Road, Bury, BL9 0HH				
Proposal:	Lawful development certificate for proposed demolition of the existing entrance porch to the Girl Junior school. The erection of a single storey new entrance and reception area, with mansard roof. New ramped access and low-level planter/seating.				
Application No.:	68018	App. Type:	GPDE	04/03/2022	Prior Approval Not Required - Extension
Location:	58 South Cross Street, Bury, BL9 0RS				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	68026	App. Type:	TEL	11/03/2022	Prior Approval Not Required
Location:	Lakeland Furnishings, York Street, Bury, BL9 7AR				
Proposal:	Prior approval for proposed upgrade to existing rooftop telecommunications equipment				

Ward: Bury East - Moorside

Application No.:	67740	App. Type:	GPDE	23/02/2022	Prior Approval Not Required - Extension
Location:	55 Arley Avenue, Bury, BL9 5HG				
Proposal:	Prior approval for proposed single storey rear extension				

Ward: Bury East - Redvales

Application No.:	67649	App. Type:	FUL	21/02/2022	Approve with Conditions
Location:	Bury Sports Club, Radcliffe Road, Bury, BL9 9JX				
Proposal:	Construction of single storey extension to main clubhouse and external balcony				

Application No.:	67813	App. Type:	FUL	15/02/2022	Approve with Conditions
Location:	183 Parkhills Road, Bury, BL9 9AF				
Proposal:	First floor extension at front above existing porch; Balcony at rear				

Application No.:	67814	App. Type:	FUL	15/02/2022	Approve with Conditions
Location:	185 Parkhills Road, Bury, BL9 9AF				
Proposal:	Two storey front extension				

Application No.:	67822	App. Type:	FUL	14/02/2022	Approve with Conditions
Location:	Derby High School, Radcliffe Road, Bury, BL9 9NH				
Proposal:	Conversion of former school gym to classrooms including external alterations				

Application No.:	67916	App. Type:	FUL	01/03/2022	Approve with Conditions
Location:	39 Derwent Drive, Bury, BL9 9LS				
Proposal:	Two storey side extension; Single storey rear extension				

Ward: **Bury West - Church**

Application No.:	67858	App. Type:	FUL	23/02/2022	Approve with Conditions
Location:	4 Bank Hall Close, Bury, BL8 2UL				
Proposal:	Two/single storey side extension				

Application No.:	68078	App. Type:	LDCP	04/03/2022	Refused
Location:	31 Ainsdale Avenue, Bury, BL8 2RW				
Proposal:	Lawful development certificate for proposed single storey rear extension to extend 3m from the rear of the property and to be built from materials to match the existing dwelling				

Ward: **Bury West - Elton**

Application No.:	67760	App. Type:	FUL	04/03/2022	Approve with Conditions
Location:	17 Whitelegge Street, Bury, BL8 1SW				
Proposal:	Single storey rear extension				

Ward: **North Manor**

Application No.:	67708	App. Type:	FUL	14/02/2022	Approve with Conditions
Location:	9 Riverside Drive, Summerseat, Ramsbottom, Bury, BL9 5QX				
Proposal:	Two storey side extension; Single storey front extension				

Application No.:	67793	App. Type:	FUL	28/02/2022	Approve with Conditions
Location:	4 Crag Avenue, Summerseat, Ramsbottom, Bury, BL9 5NZ				
Proposal:	Single storey side extension to provide porch, shower room and utility				

Application No.: 67912 **App. Type:** FUL 14/02/2022 Approve with Conditions
Location: 6 Crown Mews, Bolton Road, Tottington, Bury, BL8 4JW
Proposal: First floor rear extension; Extend rear balcony full length; Change rear first floor window to double door

Application No.: 67919 **App. Type:** FUL 09/03/2022 Approve with Conditions
Location: 36 Sandringham Drive, Tottington, Bury, BL8 4DJ
Proposal: Two storey side extension; Front dormer extension; Flat roof extension at rear; demolition of existing garage to be replaced with new garage; New driveway at front extending existing dropped kerb; Raised patio at rear; New fencing to boundaries

Application No.: 67949 **App. Type:** FUL 01/03/2022 Approve with Conditions
Location: 42 Kendal Road West, Ramsbottom, Bury, BL0 9SY
Proposal: Single storey side and rear extension

Application No.: 67970 **App. Type:** LDCP 08/03/2022 Lawful Development
Location: 45 Springside Road, Bury, BL9 5JB
Proposal: Lawful development certificate proposed - converting part of existing garage into additional living accommodation (kitchen) - Modification works to rear elevation by removing 2no. existing external doors and replacing with new window - Replacing existing patio doors to rear elevation with new bi-folding doors

Application No.: 67981 **App. Type:** LDCP 09/03/2022 Lawful Development
Location: 3 Greenmount Close, Tottington, Bury, BL8 4HN
Proposal: Lawful development certificate for proposed single storey rear extension - extending less than 4m - detached property

Application No.: 68008 **App. Type:** FUL 11/03/2022 Approve with Conditions
Location: 36A Longsight Road, Ramsbottom, Bury, BL0 9SN
Proposal: Demolition of existing conservatory and replace with single rear storey extension

Application No.: 68019 **App. Type:** FUL 11/03/2022 Approve with Conditions
Location: 7 Brookside Crescent, Tottington, Bury, BL8 4BG
Proposal: Demolish side garage, replace with two storey side/rear extension with 2.no first floor side windows & rear juliette balcony; Single storey rear extension

Ward: **Prestwich - Holyrood**

Application No.: 67774 **App. Type:** FUL 17/02/2022 Approve with Conditions
Location: 6 Beeston Grove, Whitefield, Manchester, M45 6UF
Proposal: Two storey extension at side/rear and front porch alterations

Application No.: 67920 **App. Type:** FUL 01/03/2022 Approve with Conditions
Location: Parrenthorn High School, Heywood Road, Prestwich, Manchester, M25 5GR
Proposal: Rear elevation, open sided metal powder coated frame with opal polycarbonate roof plus rainwater goods

Application No.:	67927	App. Type:	FUL	08/03/2022	Approve with Conditions
Location:	67 Poppythorn Lane, Prestwich, Manchester, M25 3BY				
Proposal:	Single storey side extension; Single storey rear extension				
Application No.:	67955	App. Type:	LDCE	04/03/2022	Lawful Development
Location:	156 Heys Road, Prestwich, Manchester, M25 1QL				
Proposal:	Certificate of lawful development for existing single storey rear extension				
Application No.:	67963	App. Type:	FUL	23/02/2022	Approve with Conditions
Location:	524 Bury Old Road, Prestwich, Manchester, M25 3DF				
Proposal:	Demolish existing single storey side extension and erection of two storey side and single storey rear extension				
Application No.:	68017	App. Type:	FUL	21/02/2022	Approve with Conditions
Location:	19 Willingdon Drive, Prestwich, Manchester, M25 1PA				
Proposal:	Single storey extension at rear and elevational changes; change from door to window to side (south) elevation				
Application No.:	68051	App. Type:	GPDE	07/03/2022	Prior Approval Not Required - Extension
Location:	253 Heywood Old Road, Rochdale, Manchester, M24 4QR				
Proposal:	Prior approval for proposed single storey rear extension				

Ward: **Prestwich - Sedgley**

Application No.:	67692	App. Type:	FUL	18/02/2022	Refused
Location:	1 Hereford Drive, Prestwich, Manchester, M25 0JY				
Proposal:	Provision of new 2-storey, 2-bedroom corner dwelling with associated site works including soft landscaping, cycle and refuse storage.				
Application No.:	67835	App. Type:	FUL	18/02/2022	Approve with Conditions
Location:	71 Bishops Road, Prestwich, Manchester, M25 0AS				
Proposal:	Two storey side extension				
Application No.:	67869	App. Type:	FUL	21/02/2022	Approve with Conditions
Location:	16 Wilton Avenue, Prestwich, Manchester, M25 0HD				
Proposal:	Single storey rear extension; First floor rear extension; First floor obscure side window				
Application No.:	67898	App. Type:	FUL	07/03/2022	Approve with Conditions
Location:	22 George Street, Prestwich, Manchester, M25 9WS				
Proposal:	Loft conversion with rear dormer				
Application No.:	67905	App. Type:	FUL	03/03/2022	Refused
Location:	8 Dellcot Close, Prestwich, Manchester, M25 0GX				
Proposal:	Raise roof ridge height/hip to gable roof extension with loft conversion and dormers at front/rear to form second floor living accommodation; Single storey extension at side/rear and single storey extension at side				

Application No.: 67915 **App. Type:** FUL 18/02/2022 Approve with Conditions
Location: 10 Mowbray Avenue, Prestwich, Manchester, M25 0LP
Proposal: Two storey side and rear extension

Application No.: 67923 **App. Type:** FUL 25/02/2022 Approve with Conditions
Location: 71 Kings Road, Prestwich, Manchester, M25 0LQ
Proposal: Single/two storey side extension with bay windows to front & side elevations; Single/two storey rear extension

Application No.: 67930 **App. Type:** FUL 03/03/2022 Approve with Conditions
Location: 36 Bury Old Road, Prestwich, Manchester, M25 0FT
Proposal: 1st floor extension at rear

Application No.: 67933 **App. Type:** FUL 21/02/2022 Approve with Conditions
Location: Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX
Proposal: Conversion of existing lower ground floor garages to 4 no. flats

Application No.: 67935 **App. Type:** FUL 09/03/2022 Approve with Conditions
Location: 11 Harrogate Avenue, Prestwich, Manchester, M25 0LT
Proposal: Single/two storey rear extension; Single/two storey extension at front & side side; Single storey front extension; Loft Conversion with rear dormer and side windows; Raising the ridge height

Application No.: 67956 **App. Type:** FUL 03/03/2022 Refused
Location: 69 Richmond Avenue, Prestwich, Manchester, M25 0LW
Proposal: Loft conversion with hip to gable roof extension; Front and rear dormers

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

Application No.: 67536 **App. Type:** FUL 22/02/2022 Approve with Conditions
Location: Denewood, St Anns Road, Prestwich, Manchester, M25 9LD
Proposal: The infilling of the undercroft car port, removal of existing porch and addition of chimney to west elevation, insertion of new windows, doors and rear canopy along with over cladding brickwork (side and rear)

Application No.: 67756 **App. Type:** FUL 14/02/2022 Split Decision
Location: 61 Prestwich Hills, Prestwich, Manchester, M25 9PY
Proposal: Single storey front porch; Single storey rear extension; Conversion of loft with 1 rear dormer and 2 front dormers; Raising roof ridge height

Application No.: 67807 **App. Type:** FUL 16/02/2022 Approve with Conditions
Location: 36 Duckworth Road, Prestwich, Manchester, M25 9QH
Proposal: Single storey rear extension and decking area with steps to garden level; Loft conversion with rear dormer; Alterations to driveway/vehicular access and installation of boundary fence/gate at front/side and 4 bin storage unit at front

Application No.: 67832 **App. Type:** FUL 16/02/2022 Approve with Conditions
Location: 75 Carr Avenue, Prestwich, Manchester, M25 9TW
Proposal: Replace existing conservatory with two/single storey rear extension

Application No.: 67940 **App. Type:** FUL 28/02/2022 Approve with Conditions
Location: 5 School Grove, Prestwich, Manchester, M25 9RJ
Proposal: Demolition of garage and outbuilding; Single/two storey side extension; Single storey rear extension

Application No.: 67947 **App. Type:** FUL 22/02/2022 Approve with Conditions
Location: 8 Barnhill Road, Prestwich, Manchester, M25 9NH
Proposal: Two storey front extension; Roof alterations including pitched roof to the existing two storey flat roof side/rear extension; garage conversion

Application No.: 67950 **App. Type:** FUL 22/02/2022 Approve with Conditions
Location: 68 Sandy Lane, Prestwich, Manchester, M25 9NB
Proposal: Two/single storey extension at side/rear; Single storey rear extension

Application No.: 67962 **App. Type:** FUL 07/03/2022 Approve with Conditions
Location: 161 Bury New Road, Prestwich, Manchester, M25 9PJ
Proposal: Single storey rear/side extension; Hip to gable loft conversion with rear dormer, side window and Juliette balcony; Installation of rear first floor and second floor Juliette balcony; Formation of parking area at front; New boundary fencing

Ward: **Radcliffe - East**

Application No.: 66697 **App. Type:** FUL 16/02/2022 Approve with Conditions
Location: Land at Hutchinson's Goit, Bury Road, Radcliffe
Proposal: Construction of an earth embankment approximately 37m in length which will raise the ground level to 71.9mAOD. Erection of a concrete step 200mm in height raising the ground level to 71.77mAOD. Installation of two 8mm weathering plates at the upstream face of Hutchinsons goit culvert.

Application No.: 67848 **App. Type:** FUL 22/02/2022 Approve with Conditions
Location: 78 Riverside Road, Radcliffe, Manchester, M26 2PZ
Proposal: First floor side extension

Application No.: 67893 **App. Type:** FUL 25/02/2022 Approve with Conditions
Location: 41 Blackburn Street, Radcliffe, Manchester, M26 1NR
Proposal: Variation of condition 5 following approval of planning application 66208- Amend existing opening hours (08:00-00:00 Monday to Sunday) to 11:00-01:00 daily

Application No.: 67931 **App. Type:** FUL 01/03/2022 Approve with Conditions
Location: 439 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ
Proposal: Single storey rear extension and patio regrading.

Ward: **Radcliffe - North**

Application No.: 67693 **App. Type:** FUL 18/02/2022 Approve with Conditions
Location: Middle Lees, 33 Knowsley Road, Ainsworth, Bolton, BL2 5PY
Proposal: Replace existing conservatory with two storey side extension with front dormer

Application No.: 67703 **App. Type:** FUL 14/02/2022 Approve with Conditions
Location: 37 Salisbury Road, Radcliffe, Manchester, M26 4GD
Proposal: Retrospective single storey rear extension

Application No.: 67880 **App. Type:** FUL 14/02/2022 Approve with Conditions
Location: 15 Cobden Street, Radcliffe, Manchester, M26 4HR
Proposal: Single storey rear extension

Application No.: 67964 **App. Type:** LDCEP 09/03/2022 Lawful Development
Location: 37 Lowercroft Road, Bury, BL8 2EX
Proposal: Lawful development certificate for proposed hip to gable end conversion and a rear facing dormer roof extension to class C3 semi detached private family dwelling

Application No.: 68001 **App. Type:** FUL 18/02/2022 Approve with Conditions
Location: 46 Boundary Drive, Radcliffe, Bolton, BL2 6RU
Proposal: First floor side extension

Ward: Radcliffe - West

Application No.: 67661 **App. Type:** FUL 14/02/2022 Deemed Withdrawn
Location: 49 Harper Fold Road, Radcliffe, Manchester, M26 3RU
Proposal: Two storey side extension

Application No.: 67851 **App. Type:** TEL 16/02/2022 Prior Approval Required and Granted
Location: Island at junction of Pilkington Way/Mill Street/Outwood Road, Radcliffe, Manchester, M26 1LD
Proposal: Prior approval for proposed telecommunications installation comprising of a 17 metre high, monopole tower, associated radio-equipment cabinets and ancillary development hitherto

Application No.: 67974 **App. Type:** GPDE 23/02/2022 Prior Approval Not Required - Extension
Location: 12 Jubilee Avenue, Radcliffe, Manchester, M26 1LX
Proposal: Prior approval for proposed single storey rear extension

Application No.: 68035 **App. Type:** FUL 01/03/2022 Approve with Conditions
Location: 18 Greendale Drive, Radcliffe, Manchester, M26 1UQ
Proposal: Two storey rear extension; Single storey front extension

Ward: Ramsbottom + Tottington - Tottington

Application No.: 67614 **App. Type:** FUL 14/02/2022 Refused
Location: Rapallo Ristorante, High Street, Walshaw, Bury, BL8 3AG
Proposal: Single storey side extension

Application No.: 67866 **App. Type:** FUL 03/03/2022 Split Decision
Location: Birchen Bower Farm, Harwood Road, Tottington, Bury, BL8 3PT
Proposal: A: Replace conservatory with single storey rear extension
B: Double garage with room above and link corridor to house

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 67527 **App. Type:** FUL 01/03/2022 Approve with Conditions
Location: 32 Manchester Road, Ramsbottom, Bury, BL0 0DH
Proposal: Change of use from agricultural land to residential garden; Single storey rear extension; Loft conversion with balcony at rear; 2no. juliet balconies at rear

Application No.: 67606 **App. Type:** FUL 11/03/2022 Approve with Conditions
Location: Red Hall, Manchester Road, Ramsbottom, Bury, BL9 5NA
Proposal: Change of use of open land to form wedding garden with pergola and storage hut

Application No.: 67853 **App. Type:** FUL 11/03/2022 Refused
Location: 176 Bolton Road West, Ramsbottom, Bury, BL0 9PE
Proposal: Change of use of former public house to daycare/nursery/creche (Class E) with erection of 1.8 metre high railings to wall along Bolton Road West

Application No.: 67877 **App. Type:** ADV 21/02/2022 Approve with Conditions
Location: 62 Bridge Street, Ramsbottom, Bury, BL0 9AG
Proposal: 1 No.non-illuminated fascia sign

Application No.: 67906 **App. Type:** FUL 11/03/2022 Approve with Conditions
Location: 43 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9RE
Proposal: Two storey side extension; Single storey rear extension

Application No.: 67967 **App. Type:** FUL 18/02/2022 Approve with Conditions
Location: 95 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9TQ
Proposal: Single storey side extension and new chimney stack

Application No.: 67971 **App. Type:** FUL 09/03/2022 Approve with Conditions
Location: 4 Emerald Cottages, Boothwood Stile, Ramsbottom, Bury, BL8 4NE
Proposal: Relocation of existing gated access and re-building of existing boundary wall to allow for off street parking within residential curtilage

Ward: **Whitefield + Unsworth - Besses**

Application No.:	67630	App. Type:	FUL	17/02/2022	Approve with Conditions
Location:	385 Parr Lane, Bury, BL9 8PH				
Proposal:	Change of use from ground floor shop to residential unit with single storey front extension				
Application No.:	67739	App. Type:	GPDE	23/02/2022	Prior Approval Not Required - Extension
Location:	18 Dudley Avenue, Whitefield, Manchester, M45 6BS				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	67872	App. Type:	FUL	25/02/2022	Approve with Conditions
Location:	25 Regal Close, Whitefield, Manchester, M45 8NR				
Proposal:	Two/single storey extension at side				
Ward:	Whitefield + Unsworth - Pilkington Park				
Application No.:	67763	App. Type:	FUL	01/03/2022	Approve with Conditions
Location:	120 Park Lane, Whitefield, Manchester, M45 7PT				
Proposal:	Garage conversion and link to existing house and pitched roof				
Application No.:	67850	App. Type:	FUL	22/02/2022	Approve with Conditions
Location:	23 The Square, Whitefield, Manchester, M45 7UL				
Proposal:	Single storey rear extension				
Application No.:	67856	App. Type:	FUL	11/03/2022	Approve with Conditions
Location:	12 Ten Acre Drive, Whitefield, Manchester, M45 7LP				
Proposal:	Demolition of existing dwelling and erection of replacement dwelling with front boundary wall and gate together with associated landscaping works				
Application No.:	67865	App. Type:	FUL	21/02/2022	Approve with Conditions
Location:	8 Park Lane, Whitefield, Manchester, M45 7PB				
Proposal:	Single storey side extension; Render to the front				
Application No.:	67873	App. Type:	FUL	23/02/2022	Approve with Conditions
Location:	332 Stand Lane, Radcliffe, Manchester, M26 1JB				
Proposal:	Single storey side/rear extension; Conversion of garage to living accommodation; Raised patio with steps into rear garden				
Application No.:	67929	App. Type:	FUL	11/03/2022	Approve with Conditions
Location:	78 Nuttall Avenue, Whitefield, Manchester, M45 6QA				
Proposal:	Single storey rear extension; Horizontal board cladding to front and rear dormers to replace existing small vertically hung slates				
Application No.:	67983	App. Type:	GPDE	09/03/2022	Prior Approval Not Required - Extension
Location:	297 Bury New Road, Whitefield, Manchester, M45 7SE				
Proposal:	Prior approval for proposed single storey rear extension				

Ward: Whitefield + Unsworth - Unsworth

Application No.: 67511 **App. Type:** FUL 22/02/2022 Approve with Conditions

Location: 282A & 282B Hollins Lane, Bury, BL9 8AY

Proposal: Single storey extension to front of shop with seating area outside; Flat roof dormer with juliet balcony to the rear of dwelling; new window to the 1st floor rear elevation

Application No.: 67827 **App. Type:** FUL 09/03/2022 Approve with Conditions

Location: 8 Stokesay Close, Bury, BL9 8DB

Proposal: Two/single storey extension at rear (amended layout) and patio with glazed balustrade and steps to garden level; Timber cladding to front; Widening of existing driveway

Application No.: 67910 **App. Type:** FUL 07/03/2022 Approve with Conditions

Location: Cranswick Continental Foods, Roach Bank Road, Bury, BL9 8RQ

Proposal: Proposed temporary portacabin to be on site for a period of 2 years

Application No.: 68030 **App. Type:** FUL 25/02/2022 Approve with Conditions

Location: McDonald's, Park 66, Pilsworth Road, BL9 8RD

Proposal: Installation of 2 no. electric vehicle charging stations including parking bays

Total Number of Applications Decided: 86