

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	21 February 2023
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 16/01/2023 and 12/02/2023

Ward: Bury East

Application No.: 68987 **App. Type:** FUL 20/01/2023 Approve with Conditions

Location: 67 Craven Street, Bury, BL9 7PP

Proposal: Single storey rear and side extension

Application No.: 68993 **App. Type:** FUL 16/01/2023 Approve with Conditions

Location: Wallwork Heat Treatment Ltd, Land off Parker Street/Lord Street, Bury, BL9 0RE

Proposal: Erection of ancillary plant equipment comprising of 2 no. storage tanks and fan array with concrete base

Application No.: 69032 **App. Type:** LDPC 17/01/2023 Lawful Development

Location: 12 Holden Avenue, Bury, BL9 7TJ

Proposal: Lawful development certificate for proposed loft conversion with rear dormer and rooflights

Application No.: 69068 **App. Type:** FUL 01/02/2023 Approve with Conditions

Location: 32 Kershaw Street, Pimhole, Bury, BL9 7HH

Proposal: Conversion of party venue to 2no. commercial units (Class E) at ground floor and 2no. studio flats (Class C3) at first floor.

Application No.: 69114 **App. Type:** FUL 27/01/2023 Refused

Location: 88 Rochdale Road, Bury, BL9 7AY

Proposal: Two storey rear extension with mansard roof at rear and front/rear dormers to form 3 no. additional flats to 1st/2nd floors

Ward: Bury East - Moorside

Application No.: 69116 **App. Type:** FUL 18/01/2023 Approve with Conditions

Location: 42 Cateaton Street, Bury, BL9 5AW

Proposal: Loft conversion with front and rear dormers

Ward: Bury East - Redvales

Application No.: 68925 **App. Type:** FUL 24/01/2023 Approve with Conditions

Location: 19 Meadway, Bury, BL9 9TY

Proposal: Two storey side extension with bay window to the side; Single storey front & rear extensions; Garage conversion; Juliet balcony at rear; Retention of existing balcony at rear; Replacement first floor window to front elevation with new apex to roof

Application No.: 69015 **App. Type:** FUL 19/01/2023 Approve with Conditions

Location: Land adjacent to 8 Haslam Brow, Bury, BL9 0TS

Proposal: Erection of 1no. dormer bungalow with altered access along Haslam Brow

Application No.: 69071 **App. Type:** FUL 20/01/2023 Approve with Conditions
Location: 5 Hampson Mill Lane, Bury, BL9 9UA
Proposal: Single storey front extension and Part single/Part two storey rear extension

Application No.: 69130 **App. Type:** FUL 09/02/2023 Approve with Conditions
Location: 42 Wellington Road, Bury, BL9 9BQ
Proposal: Single storey extension at rear and loft conversion with rear dormer

Application No.: 69168 **App. Type:** FUL 25/01/2023 Approve with Conditions
Location: Land at Bury Football Club Co Ltd, Gigg Lane, Bury, BL9 9HR
Proposal: Proposed Rooftop upgrade to the existing telecommunications installation: Proposed removal and replacement of 3No. Antennas with 6No. Antennas and 1No. Replacement Cabinet; Proposed installation of 1No. GPS Module, 15No. ERS's and associated ancillary works

Ward: **Bury West - Elton**

Application No.: 69153 **App. Type:** FUL 24/01/2023 Approve with Conditions
Location: 294 Brandlesholme Road, Bury, BL8 1ER
Proposal: Front and rear first floor extensions above existing ground floor extensions

Ward: **Bury West - West**

Application No.: 68981 **App. Type:** LDCP 25/01/2023 Lawful Development
Location: 32 Freckleton Drive, Bury, BL8 2JA
Proposal: Proposed demolition of existing conservatory and erection of of single storey rear extension.

Application No.: 69014 **App. Type:** FUL 17/01/2023 Approve with Conditions
Location: 2 Pleasington Drive, Bury, BL8 2ET
Proposal: Roof extension at side with side and rear dormers to form first floor living accommodation; Extension to existing garage at front

Application No.: 69069 **App. Type:** LDCP 17/01/2023 Lawful Development
Location: 6 Eagley Drive, Bury, BL8 2NF
Proposal: Lawful development certificate for proposed rear dormer extension

Application No.: 69098 **App. Type:** LDCP 17/01/2023 Lawful Development
Location: 5 Whitby Close, Bury, BL8 2TX
Proposal: Lawful development certificate for proposed demolition of existing conservatory and erection of single storey rear extension.

Application No.: 69146 **App. Type:** FUL 20/01/2023 Approve with Conditions
Location: 77 Haig Road, Bury, BL8 2LG
Proposal: Two storey side extension with front and rear dormers; Single storey rear extension; Additional windows to front elevation; Existing flat roof to front porch replaced with a hipped roof; Extension to existing vehicular access

Ward: **North Manor**

Application No.: 69040 **App. Type:** FUL 06/02/2023 Approve with Conditions
Location: 50 Robin Road, Summerseat, Ramsbottom, Bury, BL9 5QP
Proposal: Demolition of existing rear conservatory and erection of single storey rear extension

Application No.: 69043 **App. Type:** FUL 25/01/2023 Approve with Conditions
Location: 20 Longsight Road, Ramsbottom, Bury, BL0 9TD
Proposal: Single storey side and rear extensions; New pitched roof over existing two storey flat roofed extension; Alterations to existing windows; Render to new and existing walls

Application No.: 69166 **App. Type:** LDCP 08/02/2023 Lawful Development
Location: 125 Walmersley Old Road, Bury, BL9 6SB
Proposal: Lawful development certificate for proposed dormer to rear

Ward: **Prestwich - Holyrood**

Application No.: 69061 **App. Type:** FUL 06/02/2023 Approve with Conditions
Location: 15 Maple Grove, Prestwich, Manchester, M25 3DQ
Proposal: Demolition and reconstruction of single storey rear extension

Application No.: 69129 **App. Type:** FUL 20/01/2023 Approve with Conditions
Location: 131 Heywood Road, Prestwich, Manchester, M25 1LF
Proposal: Single storey extension at rear

Application No.: 69193 **App. Type:** FUL 03/02/2023 Approve with Conditions
Location: 8 Barnard Avenue, Whitefield, Manchester, M45 6TY
Proposal: Single storey rear extension

Ward: **Prestwich - Sedgley**

Application No.: 68596 **App. Type:** FUL 24/01/2023 Approve with Conditions
Location: 39 and 40 Sheepfoot Lane, Prestwich, Manchester, M25 0DL
Proposal: No. 39 - Single storey extension at front; Dormer extensions at front and rear; Two storey extensions at side and rear with Single storey canopy at rear.
No. 40 - Single storey extension at front ; Dormer extensions at front and rear; Two storey extensions at side and rear

Application No.: 69027 **App. Type:** FUL 24/01/2023 Approve with Conditions
Location: 305 Middleton Road, Manchester, M8 4LY
Proposal: Variation of condition 2 (approved plans) of planning permission 67944 - Amend the footprint of the dwelling with rear conservatory removed and front bays amended.

Application No.:	69033	App. Type:	FUL	18/01/2023	Approve with Conditions
Location:	99 Kings Road, Prestwich, Manchester, M25 0JS				
Proposal:	Loft conversion with front and rear dormers				
Application No.:	69036	App. Type:	LDCP	26/01/2023	Lawful Development
Location:	69 Richmond Avenue, Prestwich, Manchester, M25 0LW				
Proposal:	Lawful development certificate for proposed hip to gable, loft conversion and rear dormer				
Application No.:	69080	App. Type:	FUL	19/01/2023	Approve with Conditions
Location:	4 Castle Hill Road, Prestwich, Manchester, M25 0FR				
Proposal:	Two storey extension at front with alterations to existing front elevation and entrance/front porch; New bay window to right of front elevation, modify roof line above existing bay windows with new pitched roofs				
Application No.:	69090	App. Type:	FUL	30/01/2023	Approve with Conditions
Location:	38 Fairway, Prestwich, Manchester, M25 0JH				
Proposal:	Two storey extension at side; Part single/Part two storey extension at rear; Single storey extension at front; Widening of existing vehicular access				
Application No.:	69120	App. Type:	FUL	09/02/2023	Approve with Conditions
Location:	43 Bland Road, Prestwich, Manchester, M25 9WG				
Proposal:	Two storey side/rear extension; Single storey front extension; Single storey rear extension				
Application No.:	69131	App. Type:	FUL	25/01/2023	Approve with Conditions
Location:	142-144 Albert Avenue, Prestwich, Manchester, M25 0HE				
Proposal:	Basement extension at rear; single storey / two storey extension at rear; juliette balcony at rear; Hip to gable roof extensions; 2 no. dormers at front and 1 no. dormer at rear; raised decking with handrail and steps to rear garden and external alterations including new 2nd floor window to right hand side elevation				
Application No.:	69174	App. Type:	FUL	01/02/2023	Approve with Conditions
Location:	Mikvah, 102-104 Albert Avenue, Prestwich, Manchester, M25 0LU				
Proposal:	Single storey rear extension				
Application No.:	69196	App. Type:	FUL	06/02/2023	Approve with Conditions
Location:	41 Brooklands Road, Prestwich, Manchester, M25 0FB				
Proposal:	Single storey rear extension; Rear basement extension and Loft conversion with front and rear dormers				
Application No.:	69211	App. Type:	FUL	09/02/2023	Approve with Conditions
Location:	61 Meade Hill Road, Prestwich, Manchester, M8 4LW				
Proposal:	Two storey side/rear extension; Single storey rear extension				

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

Application No.: 69097 **App. Type:** FUL 27/01/2023 Refused
Location: 27 Rainsough Brow, Prestwich, Manchester, M25 9XW
Proposal: Single storey extension at side / rear; basement level extension at rear and erection of 1.8 metres high fencing

Application No.: 69143 **App. Type:** FUL 24/01/2023 Approve with Conditions
Location: 14 Harold Street, Prestwich, Manchester, M25 3HY
Proposal: Single storey rear extension

Application No.: 69155 **App. Type:** FUL 06/02/2023 Approve with Conditions
Location: 20 Swarbrick Drive, Prestwich, Manchester, M25 9TD
Proposal: Replacement of existing conservatory with single storey rear extension

Ward: **Radcliffe - East**

Application No.: 69076 **App. Type:** FUL 27/01/2023 Refused
Location: 6 Sandford Street, Radcliffe, Manchester, M26 2PT
Proposal: Change of use from mixed use; public house and 8 self-contained flats to 13 bed (maximum 20 person) HMO (sui generis); demolition of existing conservatory; formation of parking space / cycle store, entrance / exit at rear and alterations to ground floor window at rear

Application No.: 69084 **App. Type:** FUL 01/02/2023 Approve with Conditions
Location: 1 Martingale Close, Radcliffe, Manchester, M26 4YA
Proposal: First floor extension at rear and Installation of first floor windows to side elevations

Application No.: 69185 **App. Type:** GPDE 10/02/2023 Prior Approval Required & Granted - Ext
Location: 62 Starling Road, Radcliffe, Manchester, M26 4LN
Proposal: Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys - Proposed addition of one storey to create a two storey house (maximum height 9.5 metres)

Ward: **Radcliffe - North and Ainsworth**

Application No.: 68948 **App. Type:** FUL 18/01/2023 Approve with Conditions
Location: 33 Browns Road, Radcliffe, Bolton, BL2 6RQ
Proposal: Single storey rear extension and conversion of garage to habitable room

Application No.: 69085 **App. Type:** FUL 27/01/2023 Approve with Conditions
Location: 63 Stanley Road, Radcliffe, Manchester, M26 4HG
Proposal: Single storey front extension with pitched roof

Application No.: 69123 **App. Type:** FUL 24/01/2023 Approve with Conditions
Location: 8 Tintagel Court, Radcliffe, Manchester, M26 3TY
Proposal: Two storey rear extension

Application No.: 69144 **App. Type:** LDCP 25/01/2023 Lawful Development
Location: 8 Broomfield Close, Ainsworth, Radcliffe, Bolton, BL2 5QY
Proposal: Lawful development certificate for proposed rear dormer roof extension for loft conversion

Application No.: 69189 **App. Type:** FUL 08/02/2023 Refused
Location: 22 Cockey Moor Road, Bury, BL8 2HB
Proposal: Variation of condition no. 1 (approved plans) of planning permission 68038 for erection of detached dwelling: Increase the size and height of the second floor and External alterations

Ward: **Radcliffe - West**

Application No.: 69149 **App. Type:** FUL 03/02/2023 Approve with Conditions
Location: 44 Grosvenor Street, Radcliffe, Manchester, M26 4BQ
Proposal: Single storey extension at rear

Application No.: 69170 **App. Type:** GPDE 18/01/2023 Prior Approval Not Required - Extension
Location: 23 Hawthorn Avenue, Radcliffe, Manchester, M26 1BX
Proposal: Prior approval for proposed single storey rear extension

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 68991 **App. Type:** FUL 19/01/2023 Approve with Conditions
Location: 10 Sandybrook Close, Tottington, Bury, BL8 3LB
Proposal: Two storey side extension; Single storey rear extension; Front porch

Application No.: 69057 **App. Type:** FUL 19/01/2023 Approve with Conditions
Location: 23 Cotswold Crescent, Bury, BL8 1QJ
Proposal: Front dormer to existing first floor; Repositioning of side door; Rear bi-fold doors

Application No.: 69083 **App. Type:** FUL 25/01/2023 Refused
Location: Toto Ristorante, High Street, Walshaw, Bury, BL8 3AG
Proposal: Single storey side extension

Application No.: 69105 **App. Type:** FUL 16/01/2023 Approve with Conditions
Location: 23 Alcester Close, Bury, BL8 1QE
Proposal: Extension to existing front dormer

Application No.: 69110 **App. Type:** FUL 30/01/2023 Approve with Conditions
Location: Christ Church Church Of England Primary School, Church Street, Tottington, Bury, BL8 3AX
Proposal: Retention of single storey Portakabin building for a period of 5 years from the date of expiry on original planning application (ref no. 57546)

Application No.: 69140 **App. Type:** FUL 25/01/2023 Approve with Conditions
Location: 2 Booth Hall Drive, Tottington, Bury, BL8 3HQ
Proposal: Two storey front extension

Application No.: 69182 **App. Type:** FUL 01/02/2023 Approve with Conditions
Location: Grassington Court, Walshaw, Bury, BL8 3AW
Proposal: Demolition of existing communal bin store and Erection of fence line to form new bin store with associated hard standing.

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 68593 **App. Type:** FUL 06/02/2023 Approve with Conditions
Location: Bast House, Manchester Road, Ramsbottom, Bury, BL9 5LZ
Proposal: Variation of condition 2 following approval of planning permission ref. 68336 - The addition of PV panels to the roof, a reduction in the window cill height of kitchen window and the inclusion of a glazed lean to south elevation.

Application No.: 68974 **App. Type:** FUL 19/01/2023 Approve with Conditions
Location: Heather Cottage, 22-24 Cross Lane, Ramsbottom, Bury, BL8 4LY
Proposal: Single storey rear extension

Application No.: 69118 **App. Type:** FUL 18/01/2023 Approve with Conditions
Location: 27 Bridge Street, Ramsbottom, Bury, BL0 9AD
Proposal: Part change of use of second floor storage (Class E) to include 1 no. apartment (Class C3) Vertical extension to existing stairwell to allow access to the existing second floor; New second floor rear pitched roof

Ward: **Whitefield + Unsworth - Besses**

Application No.: 69188 **App. Type:** FUL 27/01/2023 Approve with Conditions
Location: 2 Hazel Road, Whitefield, Manchester, M45 8EU
Proposal: Single storey side extension

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

Application No.: 69016 **App. Type:** FUL 02/02/2023 Approve with Conditions
Location: 36 Ringley Road, Whitefield, Manchester, M45 7LE
Proposal: Single storey extension at rear; Modification to front entrance with replacement double height window; First floor balcony rear elevation; internal and external alterations along with landscaping.

Application No.: 69066 **App. Type:** FUL 19/01/2023 Approve with Conditions
Location: 40 Ferndale Avenue, Whitefield, Manchester, M45 7QP
Proposal: Two storey extension at front; Pitched roof alteration to single storey front extension, Single storey extension at rear with lantern and rooflights, Loft conversion with dormer at rear.

Application No.: 69077 **App. Type:** FUL 20/01/2023 Approve with Conditions
Location: 6 Pinfold Lane, Whitefield, Manchester, M45 7JS
Proposal: Single storey rear extension with pergola

Application No.: 69117 **App. Type:** FUL 26/01/2023 Approve with Conditions
Location: 6 Higher Croft, Whitefield, Manchester, M45 7LY
Proposal: Two storey side extension; Two storey front extension; Single storey rear extension; Alterations to existing window and elevation arrangements

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 68897 **App. Type:** FUL 18/01/2023 Approve with Conditions
Location: Unit 3, Roach Bank Road, Bury, BL9 8RY
Proposal: Proposed extension to existing warehouse with external alterations to the existing building and use of the building for Class E(g) and / or Class B2 and / or Class B8 purposes with associated works

Application No.: 68940 **App. Type:** FUL 16/01/2023 Approve with Conditions
Location: 13 Blenheim Close, Bury, BL9 8BY
Proposal: Single storey rear extension

Application No.: 69001 **App. Type:** FUL 18/01/2023 Approve with Conditions
Location: 33 Sunny Bank Road, Bury, BL9 8HE
Proposal: Single storey rear extension and raised decking at rear

Application No.: 69107 **App. Type:** FUL 25/01/2023 Approve with Conditions
Location: 71 Hillsborough Drive, Bury, BL9 8LF
Proposal: Single storey rear extension

Total Number of Applications Decided: **66**