

REPORT FOR NOTING

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| DECISION OF: | PLANNING CONTROL COMMITTEE |
| DATE: | 25 July 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 |
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| Scrutiny Committee | Committee | Council | |
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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 19/06/2023 and 16/07/2023**



Ward: **Bury East**

Application No.: 69270 **App. Type:** ADV 22/06/2023 Approve with Conditions

Location: 8 The Rock, Bury, BL9 0NT

Proposal: 1 no. fascia sign ; 2no. window vinyls

Application No.: 69417 **App. Type:** FUL 06/07/2023 Approve with Conditions

Location: 18-20 St Marys Place, Bury, BL9 0DZ

Proposal: Change of use of existing offices (Use Class B1) to 9 no. apartments (Use Class C3) with internal and external alterations to include provision of bicycle rack and bin storage and erection of boundary wall and gates at rear

Application No.: 69418 **App. Type:** LBC 06/07/2023 Approve with Conditions

Location: 18-20 St Marys Place, Bury, BL9 0DZ

Proposal: Listed Building Consent for the change of use of existing offices to 9 no. apartments with internal and external alterations, the provision of bicycle rack and bin storage and a new boundary wall and gates at rear

Application No.: 69585 **App. Type:** FUL 29/06/2023 Refused

Location: 17 Braemar Drive, Bury, BL9 7PF

Proposal: Two storey/first floor extension at side and single storey extension at side/rear; Alterations to boarding/render to existing front outrigger

Application No.: 69734 **App. Type:** FUL 14/07/2023 Approve with Conditions

Location: 28 Woodgate Hill Road, Bury, BL9 7LT

Proposal: Single storey rear extension

Application No.: 69745 **App. Type:** FUL 14/07/2023 Approve with Conditions

Location: 44 Cedar Street, Bury, BL9 7QF

Proposal: Single storey extension at side/rear

Ward: **Bury East - Moorside**

Application No.: 69333 **App. Type:** FUL 23/06/2023 Approve with Conditions

Location: Seedfield Resource Centre, Parkinson Street, Bury, BL9 6NY

Proposal: Erection of 2no. storage units, 2 no. changing facility units and 1 no. welfare unit on a public recreation field for use associated with sports activities

Application No.: 69383 **App. Type:** FUL 27/06/2023 Approve with Conditions

Location: Clarence Park, Milner Avenue, Bury, BL9 6NG

Proposal: Erection of storage container for use as storage

Application No.: 69387 **App. Type:** FUL 27/06/2023 Approve with Conditions
Location: Land off Arley Avenue, rear of 1 Copse Drive & 2 Spinney Drive, Bury, BL9 5HE
Proposal: Formation of car park and erection of boundary fence; Provision of stairs/steps down to football field

Ward: **Bury East - Redvales**

Application No.: 69586 **App. Type:** FUL 22/06/2023 Approve with Conditions
Location: 8 Somerset Drive, Bury, BL9 9DG
Proposal: Single storey front extension; Widening of existing vehicular access

Application No.: 69587 **App. Type:** FUL 29/06/2023 Approve with Conditions
Location: 136 Parkhills Road, Bury, BL9 9AW
Proposal: Single storey / two storey rear extension; Two storey front extension and external alterations

Application No.: 69588 **App. Type:** FUL 10/07/2023 Approve with Conditions
Location: 134 Parkhills Road, Bury, BL9 9AW
Proposal: Two storey extension at front; Single storey extension at side / rear; first floor extension at rear and external alterations

Application No.: 69627 **App. Type:** FUL 22/06/2023 Approve with Conditions
Location: 4 Inglewhite Close, Bury, BL9 9NT
Proposal: Single storey rear/side extension; Single storey front/side extension; Front porch

Application No.: 69663 **App. Type:** GPDE 28/06/2023 Prior Approval Not Required - Extension
Location: 107 Horne Street, Bury, BL9 9HS
Proposal: Prior approval for proposed single storey rear extension

Application No.: 69694 **App. Type:** GPDE 10/07/2023 Prior Approval Not Required - Extension
Location: 178 Parkhills Road, Bury, BL9 9AL
Proposal: Prior approval for proposed single storey extension

Application No.: 69726 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 551 Manchester Road, Bury, BL9 9ST
Proposal: Single storey front extension and two storey side extension

Ward: **Bury West - Elton**

Application No.: 69668 **App. Type:** FUL 06/07/2023 Approve with Conditions
Location: Elton Fold Working Mens Club, Leigh Lane, Bury, BL8 2RH
Proposal: Single storey rear extension with access ramp

Ward: **Bury West - West**

Application No.: 69547 **App. Type:** FUL 13/07/2023 Approve with Conditions
Location: Land west of Lowercroft Road, Bury, BL8 3GQ
Proposal: Erection of 4 no. dwellings

Application No.: 69560 **App. Type:** FUL 23/06/2023 Approve with Conditions
Location: 317 Ainsworth Road, Bury, BL8 2LU
Proposal: Two storey/single storey rear extension

Application No.: 69562 **App. Type:** LDCP 22/06/2023 Lawful Development
Location: 47 Haslam Hey Close, Bury, BL8 2LB
Proposal: Lawful development certificate for proposed erection of detached summerhouse in rear garden

Application No.: 69606 **App. Type:** FUL 20/06/2023 Approve with Conditions
Location: 2 Garstang Drive, Bury, BL8 2JS
Proposal: Front porch, new pitched roof at front/side to existing garage with conversion of garage to living accommodation; Erection of detached garage at rear with driveway and new vehicular access off Watling Street

Application No.: 69769 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 6 Mizpah Grove, Bury, BL8 2SD
Proposal: Single storey rear extension

Ward: **North Manor**

Application No.: 69473 **App. Type:** FUL 20/06/2023 Approve with Conditions
Location: 49 Byron Road, Tottington, Bury, BL8 4EN
Proposal: Two/single storey extension at side and single storey front extension; Formation of raised patio with glazed balustrade at rear; Erection of boundary wall/fence to sides and rear; Alterations to existing driveway

Application No.: 69505 **App. Type:** FUL 26/06/2023 Approve with Conditions
Location: Cross Hall Farm, Mather Road, Bury, BL9 6RB
Proposal: Erection of an agricultural building

Application No.: 69578 **App. Type:** FUL 20/06/2023 Approve with Conditions
Location: 486 Bolton Road West, Ramsbottom, Bury, BL0 9RU
Proposal: Single storey extension at front/side/rear

Application No.: 69617 **App. Type:** FUL 22/06/2023 Approve with Conditions
Location: 33 Greenheys Crescent, Tottington, Bury, BL8 4QD
Proposal: Single storey side/rear extension

Application No.: 69644 **App. Type:** FUL 10/07/2023 Refused
Location: 120 Railway Street, Summarseat, Ramsbottom, Bury, BL9 5QD
Proposal: Build up walls of existing single storey rear extension with replacement flat roof with glass lantern; Alterations to windows/doors and new window opening to side elevation and Dormer and new rooflight at rear

Ward: **Prestwich - Holyrood**

Application No.: 69577 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 11 St Margarets Road, Prestwich, Manchester, M25 2QB
Proposal: Conversion of existing dwelling into 2 no. dwellinghouses and addition of front door

Application No.: 69595 **App. Type:** FUL 23/06/2023 Approve with Conditions
Location: 68 Cuckoo Lane, Prestwich, Manchester, M25 2TD
Proposal: Single storey extension at rear with ramp to garden level

Application No.: 69623 **App. Type:** FUL 26/06/2023 Approve with Conditions
Location: 11 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ
Proposal: Erection of boundary wall/fence/gate to front/side and remove existing vehicular access at side and formation of new vehicular access/parking at area at front

Application No.: 69638 **App. Type:** FUL 30/06/2023 Approve with Conditions
Location: 64 Polefield Hall Road, Prestwich, Manchester, M25 2WW
Proposal: Single storey extension at front, 1m high balustrade to existing raised landing area and repositioning of steps.

Application No.: 69665 **App. Type:** TEL 03/07/2023 Prior Approval Required and Refused
Location: Land at junction of Carver Avenue and Bury Old Road, Prestwich, Manchester, M25 1PZ
Proposal: Prior approval for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets

Ward: **Prestwich - Sedgley**

Application No.: 69351 **App. Type:** P3JPA 30/06/2023 Prior Approval Required and Granted
Location: 215A Bury Old Road, Prestwich, Manchester, M25 1JF
Proposal: Prior approval for proposed change of use from commercial (Class E) to 2 no. flats (Class C3) on first and second floors

Application No.: 69407 **App. Type:** FUL 26/06/2023 Approve with Conditions
Location: 16 Queens Drive, Prestwich, Manchester, M25 0HQ
Proposal: Three storey side extension (including basement level), two storey rear extension (including basement level) with raised patio/decking/steps to garden level and conversion of basement to living accommodation with external access; Alterations to front entrance/bay windows and pitched roof to window above; Widening of vehicular access/driveway

Application No.: 69451 **App. Type:** FUL 22/06/2023 Approve with Conditions
Location: 38 Fairway, Prestwich, Manchester, M25 0JH
Proposal: Variation of condition no.2 (approved plans) of 69090 to increase the size of the first floor extension

Application No.: 69584 **App. Type:** LDCP 22/06/2023 Lawful Development
Location: 14 Sedgley Avenue, Prestwich, Manchester, M25 0LS
Proposal: Lawful development certificate for proposed rear single storey extension

Application No.: 69739 **App. Type:** GPDE 14/07/2023 Prior Approval Not Required - Extension
Location: 41 Bury Old Road, Prestwich, Manchester, M25 0EY
Proposal: Prior approval for proposed single storey rear extension

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

Application No.: 69390 **App. Type:** FUL 10/07/2023 Approve with Conditions
Location: 6 Barnhill Road, Prestwich, Manchester, M25 9NH
Proposal: Two storey side; Single storey rear extension; Loft conversion with rear dormer; Front porch

Application No.: 69508 **App. Type:** FUL 14/07/2023 Refused
Location: The Beeches, St Anns Road, Prestwich, Manchester, M25 9LD
Proposal: Replacement of existing windows with upvc windows

Application No.: 69523 **App. Type:** FUL 29/06/2023 Refused
Location: Land adjacent to 11 Walter Street, Prestwich, Manchester, M25 3HJ
Proposal: Erection of 2 no. dwellings

Application No.: 69648 **App. Type:** FUL 30/06/2023 Approve with Conditions
Location: Eastholme, St Anns Road, Prestwich, Manchester, M25 9LD
Proposal: Two storey rear extension with new link to hydrotherapy pool building and changing room facilities; External works to adapt the existing driveway to form accessible driveway for adapted vehicle

Application No.: 69650 **App. Type:** FUL 23/06/2023 Approve with Conditions
Location: 15 West Road, Prestwich, Manchester, M25 3FB
Proposal: Single storey rear extension following demolition of existing single storey extension

Application No.: 69670 **App. Type:** FUL 10/07/2023 Refused
Location: Lady Margaret House, 51 Prestwich Park Road South, Prestwich, Manchester, M25 9LF
Proposal: Erection of detached double garage.

Application No.: 69695 **App. Type:** LDCP 23/06/2023 Lawful Development
Location: 167 Butterstile Lane, Prestwich, Manchester, M25 9UW
Proposal: Certificate of Lawful development for the proposed single storey rear extension following the removal of existing conservatory at the rear

Ward: **Radcliffe - East**

Application No.: 69135 **App. Type:** LDCP 12/07/2023 Lawful Development
Location: Unit 55 Bealey Industrial Estate, Hallam Street, Radcliffe, Manchester, M26 2BD
Proposal: Lawful development certificate for proposed new industrial warehouse

Application No.: 69420 **App. Type:** FUL 27/06/2023 Approve with Conditions
Location: Land off Holcombe Grove, Radcliffe, Manchester, M26
Proposal: Application for permission in principle for up to 9 no. dwellings

Application No.: 69610 **App. Type:** FUL 20/06/2023 Approve with Conditions
Location: 8 Bealey Close, Radcliffe, Manchester, M26 2GT
Proposal: Single storey rear extension

Application No.: 69639 **App. Type:** FUL 20/06/2023 Approve with Conditions
Location: 55 Borough Avenue, Radcliffe, Manchester, M26 2QG
Proposal: Variation of condition no. 2 (approved plans) of planning permission 67696 (new front porch and single storey extension at rear):
Change roof shape of extension to pitched roof, additional window to rear elevation of extension, and finishing materials to be k-render in white to all elevations

Ward: Radcliffe - North and Ainsworth

Application No.: 68922 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: Land to rear of Titus Barn, Bradley Fold Road, Ainsworth, Bolton, BL2 5QR
Proposal: Construction of new stable block and menage with associated access.

Application No.: 69567 **App. Type:** FUL 21/06/2023 Approve with Conditions
Location: 2 Burghley Close, Radcliffe, Manchester, M26 3XZ
Proposal: Single storey side extension for use as garage

Application No.: 69573 **App. Type:** FUL 20/06/2023 Approve with Conditions
Location: 19 Pilkington Road, Radcliffe, Manchester, M26 3PF
Proposal: Single storey rear extension with ramp at side

Application No.: 69620 **App. Type:** FUL 20/06/2023 Approve with Conditions
Location: 9 Carrslea Close, Radcliffe, Manchester, M26 4NP
Proposal: Single storey rear extension

Application No.: 69649 **App. Type:** FUL 23/06/2023 Approve with Conditions
Location: Land to rear of 41 Bury Old Road & west of Arthur Lane, Ainsworth, Bolton, BL2 5PF
Proposal: Variation of condition nos. 2 (approved plans) & 3 (materials) of planning permission 65373 (demolition of existing stable building and erection of 1 no. dwelling); Change the fenestration detailing, reduce the amount of the glazed area and brick finish to outside.

Application No.: 69732 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 78 Countess Lane, Radcliffe, Manchester, M26 3NH
Proposal: Single storey front, side (to include garage) and rear extension

Ward: **Radcliffe - West**

Application No.: 69401 **App. Type:** FUL 04/07/2023 Refused
Location: 36 Albion Street, Radcliffe, Manchester, M26 1BH
Proposal: Single storey rear extension with external staircase and new access door to first floor

Application No.: 69599 **App. Type:** FUL 12/07/2023 Approve with Conditions
Location: 7 Woodley Avenue, Radcliffe, Manchester, M26 1BL
Proposal: Single storey extension at front/side; Formation of new vehicular access/driveway and landscaping

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 69239 **App. Type:** FUL 20/06/2023 Refused
Location: 1 Acres Street, Tottington, Bury, BL8 3BR
Proposal: First floor side extension with extension of existing front/rear dormers

Application No.: 69539 **App. Type:** FUL 07/07/2023 Approve with Conditions
Location: 32 Deacons Crescent, Tottington, Bury, BL8 3DW
Proposal: Demolition of existing garage and erection of double garage at rear

Application No.: 69678 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 54 Harwood Road, Tottington, Bury, BL8 3PY
Proposal: Single storey extension at rear and patio and new retaining wall with glazed screen on top and steps

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 69496 **App. Type:** FUL 22/06/2023 Approve with Conditions
Location: 89 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9TQ
Proposal: Loft conversion with raised roof ridge and rear dormer extension

Application No.: 69504 **App. Type:** FUL 07/07/2023 Approve with Conditions
Location: Clarkes Craft Products, Empire Works, Railway Street, Ramsbottom, Bury, BL0 9AS
Proposal: Provision of 2 no. ground floor bay windows, new ground floor windows, retracting canopy to existing balcony; Render to front elevation; New shop front to side elevation.

Application No.: 69548 **App. Type:** FUL 20/06/2023 Approve with Conditions
Location: 10 Uppingham Drive, Ramsbottom, Bury, BL0 9DP
Proposal: Erection of new roof with raised eaves height; Pitched roof dormer and 2 no. rooflights to both sides of the roof; Alterations to external doors and windows; Rear extension; demolish existing garage.

Application No.: 69550 **App. Type:** FUL 03/07/2023 Approve with Conditions
Location: 62 Bury New Road, Ramsbottom, Bury, BL0 0BY
Proposal: First floor extension at side and demolition of existing garage and construction of an outbuilding at rear to be used for storage and garden room

Application No.: 69601 **App. Type:** FUL 29/06/2023 Approve with Conditions
Location: 323 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ER
Proposal: Single storey rear extension

Application No.: 69669 **App. Type:** LDCP 13/07/2023 Lawful Development
Location: 10 Uppingham Drive, Ramsbottom, Bury, BL0 9DP
Proposal: Lawful development certificate for proposed construction of a new single-storey outbuilding with flat roof, roof drained into existing rainwater drainage system

Application No.: 69682 **App. Type:** FUL 03/07/2023 Approve with Conditions
Location: 1 Rivington Hall Close, Ramsbottom, Bury, BL0 9YL
Proposal: Front porch

Application No.: 69688 **App. Type:** LDCP 23/06/2023 Lawful Development
Location: 19 Holcombe Lee, Ramsbottom, Bury, BL0 9QR
Proposal: Lawful development certificate for proposed single storey flat-roof rear extension approx. 3mD x 4mW x 3mH to a mid-terrace property plus a garage conversion into a boot room and WC

Application No.: 69758 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 211 Whittingham Drive, Ramsbottom, Bury, BL0 9NY
Proposal: Demolition of existing conservatory and erection of single storey extension at rear. garage conversion including change from garage door to window; first floor extension at side over existing garage and external alterations

Application No.: 69763 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 7 Nuttall Hall Road, Ramsbottom, Bury, BL0 0AS
Proposal: Two storey extension at side and single storey extension at rear

Ward: Whitefield + Unsworth - Besses

Application No.: 69558 **App. Type:** FUL 23/06/2023 Approve with Conditions
Location: Unit 2, Park Seventeen, Whitefield, Manchester, M45 8FJ
Proposal: Replacement of roof and external works

Application No.: 69605 **App. Type:** TEL 06/07/2023 Prior Approval Required and Granted
Location: Public footway north of The Frigate, Thatch Leach Lane, Whitefield, Manchester, M45 6FW
Proposal: Prior approval for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets

Application No.: 69647 **App. Type:** FUL 20/06/2023 Approve with Conditions
Location: 18 Harris Drive, Bury, BL9 8PS
Proposal: Single storey front extension

Application No.: 69653 **App. Type:** P3CMU 10/07/2023 Prior Approval Not Required
Location: Unit 2, Park Seventeen, Whitefield, Manchester, M45 8FJ
Proposal: Prior approval for proposed installation of roof mounted solar PV system comprising of 234 panels, 93.6 kwp

Application No.: 69658 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 5 Kennedy Drive, Bury, BL9 8PN
Proposal: Raise roof ridge and loft conversion with front and rear dormers

Application No.: 69722 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 11 Heybrook Walk, Whitefield, Manchester, M45 8HQ
Proposal: Single storey side extension

Application No.: 69729 **App. Type:** FUL 14/07/2023 Approve with Conditions
Location: 107 Swinton Crescent, Bury, BL9 8PB
Proposal: Single storey rear extension and erection of a new shared fence

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

Application No.: 69618 **App. Type:** FUL 13/07/2023 Refused
Location: 297 Bury New Road, Whitefield, Manchester, M45 7SE
Proposal: Variation of condition nos. 2 & 3 (approved plans) of planning permission 68073 (two storey/single storey rear extension & additional window to first floor front elevation): no longer adding front elevation window, 2 no. door access added at ground floor rear level

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 69681 **App. Type:** DEM 12/07/2023 Prior Approval Required and Granted
Location: 1- 5 The Elms, Elms Close, Whitefield, Manchester, M45 8XS
Proposal: Prior approval for proposed demolition of detached dwelling (comprising of 5 no. flats)

Total Number of Applications Decided: 78