

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	29 August 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 17/07/2023 and 20/08/2023



Ward: **Bury East**

Application No.: 69366 **App. Type:** FUL 21/07/2023 Refused

Location: Woolfield House, Wash Lane, Bury, BL9 6BJ

Proposal: Erection of two storey building comprising of 4 no. flats

Application No.: 69700 **App. Type:** LDCP 25/07/2023 Lawful Development

Location: 35 Lea Mount Drive, Bury, BL9 7RR

Proposal: Lawful development certificate for proposed single storey flat roofed house extension attached to rear of semi-detached dwelling

Application No.: 69714 **App. Type:** P3JPA 27/07/2023 Prior Approval Required and Granted

Location: 7 Broad Street, Bury, BL9 0DA

Proposal: Prior approval for proposed change of use from commercial (Class E) to 4 no. apartments (Class C3)

Application No.: 69738 **App. Type:** FUL 10/08/2023 Approve with Conditions

Location: 40 Hurst Street, Bury, BL9 7ES

Proposal: Single storey rear extension

Application No.: 69880 **App. Type:** DEM 04/08/2023 Prior Approval Required and Granted

Location: Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD

Proposal: Prior approval for proposed demolition of existing two storey residential accommodation blocks nos. 54, 55, 56 and 57

Ward: **Bury East - Redvales**

Application No.: 69708 **App. Type:** FUL 04/08/2023 Approve with Conditions

Location: 88 Valley Mill Lane, Bury, BL9 9BY

Proposal: Two storey rear extension; First floor side extension; Conversion of existing garage to living accommodation

Application No.: 69730 **App. Type:** FUL 31/07/2023 Approve with Conditions

Location: 11 Parkhills Close, Bury, BL9 9HB

Proposal: Two storey rear and first floor side extension

Application No.: 69779 **App. Type:** FUL 27/07/2023 Approve with Conditions

Location: 11 Brocklehurst Avenue, Bury, BL9 9AQ

Proposal: Single storey pitch roof rear extension

Application No.: 69785 **App. Type:** FUL 03/08/2023 Approve with Conditions
Location: 147 Radcliffe Road, Bury, BL9 9LN
Proposal: Single storey rear extension

Application No.: 69822 **App. Type:** FUL 08/08/2023 Approve with Conditions
Location: 19 Hampshire Close, Bury, BL9 9EZ
Proposal: Erection of canopy with pillars to front elevation

Ward: **Bury West - Elton**

Application No.: 69660 **App. Type:** FUL 24/07/2023 Approve with Conditions
Location: 1 Holbeach Close, Bury, BL8 1XA
Proposal: Two storey extension at side, single storey extension at side/rear and pitched roof on garage

Application No.: 69696 **App. Type:** LDCP 10/08/2023 Lawful Development
Location: 67 Hunstanton Drive, Bury, BL8 1XH
Proposal: Lawful development certificate for proposed change of use from four-bedroom house (Class C3) to residential children's home for three children with up to two staff working on a rota basis (Class C2)

Application No.: 69706 **App. Type:** FUL 26/07/2023 Refused
Location: The Gatehouse, Woodhill Road, Bury, BL8 1BN
Proposal: Partial demolition and replacement of 1 no. dwelling

Ward: **Bury West - West**

Application No.: 69518 **App. Type:** FUL 04/08/2023 Approve with Conditions
Location: 32 Grange Road, Bury, BL8 2PE
Proposal: First floor extension at side

Application No.: 69656 **App. Type:** FUL 21/07/2023 Refused
Location: Land at Kingston Close, Bury, BL8 2EJ
Proposal: Erection of 4 no. dwellings and community facilities/recreation area with associated parking and landscaping

Application No.: 69674 **App. Type:** FUL 04/08/2023 Approve with Conditions
Location: 29 Bolton Road, Bury, BL8 2AB
Proposal: Change of use of former shop/ living accommodation (Use Class E) to 2 no. flats including building up of shop front and formation of new window openings.

Application No.: 69709 **App. Type:** FUL 25/07/2023 Approve with Conditions
Location: 2 Chatton Close, Bury, BL8 2UE
Proposal: Single storey rear extension

Ward: **North Manor**

Application No.: 69666 **App. Type:** FUL 04/08/2023 Approve with Conditions
Location: Summerseat Methodist Primary School, Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF
Proposal: Single storey rear extension with ramp access

Application No.: 69760 **App. Type:** FUL 27/07/2023 Approve with Conditions
Location: 5 Hillstone Close, Tottington, Bury, BL8 4EZ
Proposal: Front porch; single/two storey extension at rear; first floor extension at front; raising height of roof; dormer extension at front and 1 no. loft window to front/side elevations and external alterations including white render to all elevations

Application No.: 69762 **App. Type:** FUL 03/08/2023 Approve with Conditions
Location: 5 Beech Grove, Tottington, Bury, BL8 4DY
Proposal: Roof/first floor extension to existing bungalow to form two storey dwelling; Single storey extensions at front and side; Render to external elevations; Formation of parking area at front and new vehicular access

Application No.: 69764 **App. Type:** FUL 14/08/2023 Approve with Conditions
Location: 669 Walmersley Road, Bury, BL9 5JD
Proposal: Single storey rear extension

Application No.: 69838 **App. Type:** FUL 15/08/2023 Approve with Conditions
Location: 242 Holcombe Road, Tottington, Bury, BL8 4BD
Proposal: Erection of detached outbuilding at rear

Ward: **Prestwich - Holyrood**

Application No.: 69640 **App. Type:** FUL 19/07/2023 Refused
Location: 2 Mount Pleasant, Prestwich, Manchester, M25 2SD
Proposal: Single storey side extension and first floor balcony with glass balustrade; Extension of existing loft conversion with dormers at front and rear; Front porch

Application No.: 69664 **App. Type:** P3JPA 08/08/2023 Prior Approval Required and Granted
Location: 76 Bury Old Road, Whitefield, Manchester, M45 6TL
Proposal: Prior approval for proposed change of use of first floor from commercial (Class E) to 1 no. flat (Class C3)

Application No.: 69849 **App. Type:** GPDE 16/08/2023 Prior Approval Not Required - Extension
Location: 61 Polefield Hall Road, Prestwich, Manchester, M25 2WW
Proposal: Prior approval for proposed single storey rear extension

Ward: **Prestwich - Sedgley**

Application No.: 69533 **App. Type:** FUL 25/07/2023 Approve with Conditions
Location: 109 Park Road, Prestwich, Manchester, M25 0DX
Proposal: Two storey side extension; Single storey rear extension; Front porch; Bay window to front elevation; Associated roof alterations including dormer to the rear and extend parking area to the front (access point to remain as existing)

Application No.: 69559 **App. Type:** FUL 16/08/2023 Refused
Location: Land to the rear of Manchester Mesivta High School on Thorndyke Walk, between 3 Thorndyke Walk and the rear boundary of Park View Primary School, Prestwich,
Proposal: Erection of two single-storey classrooms and associated recreational facilities (a Multi-Use Games Area)

Application No.: 69652 **App. Type:** FUL 17/07/2023 Approve with Conditions
Location: Manchester Mesivta High School, Charlton Avenue, Prestwich, Manchester, M25 0PH
Proposal: Single storey infill extension at first floor for additional classrooms

Application No.: 69675 **App. Type:** FUL 02/08/2023 Approve with Conditions
Location: 2 Deyne Avenue, Prestwich, Manchester, M25 1EJ
Proposal: Installation of velux roof lights, alterations to windows & doors and new raised patio / terrace to the south-west elevation

Application No.: 69679 **App. Type:** FUL 18/07/2023 Approve with Conditions
Location: 29 The Crescent, Prestwich, Manchester, M25 1FL
Proposal: Single storey rear extension and decking area at rear

Application No.: 69701 **App. Type:** FUL 03/08/2023 Approve with Conditions
Location: 110 Park Road, Prestwich, Manchester, M25 0DU
Proposal: Retrospective application for the part retention of ground floor lounge extension of a two storey front extension together with alterations to the first floor bay window from an arched bay to a squared bay.

Application No.: 69707 **App. Type:** FUL 03/08/2023 Approve with Conditions
Location: 14 Ravens Close, Prestwich, Manchester, M25 0FU
Proposal: Part First floor / two storey side and rear extension and a single storey rear extension

Application No.: 69712 **App. Type:** FUL 18/07/2023 Approve with Conditions
Location: 27 Parksway, Prestwich, Manchester, M25 0JB
Proposal: Front porch with stepped access; Part single/Part two storey side/rear extension; Single storey rear extension

Application No.: 69718 **App. Type:** FUL 14/08/2023 Approve with Conditions
Location: 7 Sheepfoot Lane, Prestwich, Manchester, M25 0BL
Proposal: Two/single storey extension at side/rear; Loft conversion with hip to gable roof extension and dormers at front and rear; Front porch; Erection of detached outbuilding at rear

Application No.: 69727 **App. Type:** FUL 03/08/2023 Approve with Conditions
Location: 117 Bury Old Road, Prestwich, Manchester, M25 0EQ
Proposal: Single storey rear extension and alterations to front entrance, addition of obscure glazed side windows

Application No.: 69740 **App. Type:** FUL 28/07/2023 Approve with Conditions
Location: 53 Bury Old Road, Prestwich, Manchester, M25 0FG
Proposal: ((Variation of condition no. 3 following approval of planning permission 68612 - Opening hours to be extended from Sunday-Thursday 10:00-00:00 and Friday-Saturday 10:00-02:00 (As Approved) to Sunday-Thursday 10:00-00:30 (extended) and Friday-Saturday 10:00-02:00 hrs (as approved)).

Application No.: 69776 **App. Type:** FUL 27/07/2023 Approve with Conditions
Location: 38 Albert Avenue, Prestwich, Manchester, M25 0LX
Proposal: Single storey rear extension with partial lower level.

Application No.: 69780 **App. Type:** FUL 15/08/2023 Refused
Location: 15 Woodthorpe Grange, Prestwich, Manchester, M25 0GU
Proposal: Two storey rear extension and loft conversion with 2 no. side dormers

Application No.: 69784 **App. Type:** FUL 15/08/2023 Approve with Conditions
Location: 7 Fairway, Prestwich, Manchester, M25 0JF
Proposal: Two storey side extension; single storey rear extension and front porch

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

Application No.: 69499 **App. Type:** FUL 31/07/2023 Approve with Conditions
Location: 101 St Anns Road, Prestwich, Manchester, M25 9GE
Proposal: Single storey side extension

Application No.: 69565 **App. Type:** FUL 26/07/2023 Approve with Conditions
Location: Shrewsbury House, Lowther Road, Prestwich, Manchester, M25 9QG
Proposal: Replacement of steps to lower ground garden incorporating a mid-step landing, steps from front of property to rear garden and the erection of noise insulation boundary fencing

Application No.: 69583 **App. Type:** FUL 25/07/2023 Refused
Location: 106 Butterstile Lane, Prestwich, Manchester, M25 9PP
Proposal: Raising of roof ridge height and new rear dormer with juliet balcony

Application No.: 69619 **App. Type:** FUL 20/07/2023 Refused
Location: 76 Highfield Road, Prestwich, Manchester, M25 3AQ
Proposal: First floor extension at side and single storey extension at side/rear; Front porch

Application No.: 69671 **App. Type:** FUL 25/07/2023 Approve with Conditions
Location: 84 Clifton Road, Prestwich, Manchester, M25 3HR
Proposal: Replacement of existing conservatory at side with single storey side extension.

Application No.: 69676 **App. Type:** FUL 15/08/2023 Approve with Conditions
Location: 3 Hamilton Road, Prestwich, Manchester, M25 9GG
Proposal: Installation of Solar PV array on flat roof of dwelling

Application No.: 69756 **App. Type:** FUL 25/07/2023 Approve with Conditions
Location: 61 Prestwich Hills, Prestwich, Manchester, M25 9PY
Proposal: Single storey side/rear extension with roof lantern; new retaining wall and steps

Application No.: 69757 **App. Type:** FUL 27/07/2023 Approve with Conditions
Location: 5 Hollyedge Drive, Prestwich, Manchester, M25 9RG
Proposal: Single storey extension at front, side and rear; Widening of existing driveway/vehicular access

Application No.: 69783 **App. Type:** LDCP 08/08/2023 Lawful Development
Location: 22 Brookfield, Prestwich, Manchester, M25 1EL
Proposal: Lawful development certificate for proposed demolition of existing store and erection of single storey side extension

Application No.: 69789 **App. Type:** FUL 18/08/2023 Approve with Conditions
Location: 21 Sandy Lane, Prestwich, Manchester, M25 9RD
Proposal: Single storey front extension, conversion of garage, alterations to the existing vehicular access and extended dropped kerb

Ward: **Radcliffe - East**

Application No.: 69721 **App. Type:** TEL 25/07/2023 Prior Approval Required and Granted
Location: Land within Fragrance Oils site, off Eton Way South, Radcliffe, Manchester, M26 2FR
Proposal: Prior approval for proposed telecommunications installation comprising of a 25.0m High Swann CS55 Lattice tower on proposed 6.0mx 6.0m concrete base, together with 6No. Antennas, 1No GPS Module, 1No. 300mm Dish, 1No. 600mm Dish, 3No. Cabinets, 1No. Meter Cabinet and associated ancillary works.

Application No.: 69855 **App. Type:** SCR 28/07/2023 EIA not required
Location: Star Academy, Spring Lane, Radcliffe, Manchester, M26 2SZ
Proposal: EIA Screening Opinion' under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for proposed secondary school (Class F1) with associated sports facilities, access, car parking and landscaping

Ward: **Radcliffe - North and Ainsworth**

Application No.: 69624 **App. Type:** FUL 02/08/2023 Approve with Conditions
Location: 62 Starling Road, Radcliffe, Manchester, M26 4LN
Proposal: Erection of replacement dwelling

Application No.: 69698 **App. Type:** FUL 28/07/2023 Approve with Conditions
Location: 66 Turks Road, Radcliffe, Manchester, M26 4QB
Proposal: Two storey rear extension and front porch extension following the demolition of existing along with the erection of new outbuilding

Application No.: 69713 **App. Type:** FUL 03/08/2023 Approve with Conditions
Location: The Bungalow, 7 Knowsley View, Knowsley Road, Ainsworth, Bolton, BL2 5PT
Proposal: First floor side/rear extension

Application No.: 69723 **App. Type:** LDCP 28/07/2023 Lawful Development
Location: 74 Higher Ainsworth Road, Radcliffe, Manchester, M26 4JF
Proposal: Lawful development certificate for proposed single storey rear extension to a domestic dwelling within permitted development rights

Application No.: 69790 **App. Type:** FUL 18/08/2023 Approve with Conditions
Location: Titus Barn, Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

Proposal: Variation of condition no. 2 (approved plans) and no.14 (materials) on p/p 68002 (conversion of existing building to 1 no. dwelling including dormer on the rear): Change of approved materials - roof, dormer and walls to be Kingspan colour black.

Application No.: 69840 **App. Type:** AG 26/07/2023 Prior Approval Not Required
Location: Arthur Lane Nurseries, 1 Arthur Lane, Radcliffe, Bolton, BL2 5PW

Proposal: Agricultural Notification for proposed agricultural building

Ward: **Radcliffe - West**

Application No.: 69667 **App. Type:** LDCP 19/07/2023 Lawful Development
Location: 255 Stand Lane, Radcliffe, Manchester, M26 1JA

Proposal: Lawful development certificate for proposed single storey rear extension

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 69685 **App. Type:** FUL 14/08/2023 Approve with Conditions
Location: Tottington St Johns Sports Club, Beryl Avenue, Tottington, Bury, BL8 3NF

Proposal: Single storey extensions at front and rear

Application No.: 69691 **App. Type:** LDCP 17/07/2023 Lawful Development
Location: Lynton, Watling Street, Tottington, Bury, BL8 3QW

Proposal: Lawful development certificate for proposed garage conversion which will include a small open lounge and kitchenette and separate WC which is to be used ancillary to the main house

Application No.: 69743 **App. Type:** FUL 27/07/2023 Approve with Conditions
Location: 76 Neston Road, Tottington, Bury, BL8 3DB

Proposal: Replacement of existing flat roof dormers with pitched roof and extension of both side walls to front and rear up to the ridge; Single storey side extension and front porch

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 68772 **App. Type:** FUL 31/07/2023 Refused
Location: Higher Ash Barn, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD

Proposal: Erection of two storey garage/garden outbuilding

Application No.: 69509 **App. Type:** PMBPA 20/07/2023 Prior Approval Required and Granted
Location: Abbotts Hall, Woodhey Road, Ramsbottom, Bury, BL0 9RD

Proposal: Prior approval of proposed change of use of agricultural building to 3 no. dwellinghouses (Use Class C3)

Application No.: 69614 **App. Type:** FUL 25/07/2023 Refused
Location: 39 Bye Road, Shuttleworth, Ramsbottom, Bury, BL0 0HH
Proposal: Single storey side extension; Front porch extension; Roof dormer extension; Boundary fence; Decking in garden and change of use of recreation area to domestic curtilage

Application No.: 69628 **App. Type:** FUL 04/08/2023 Refused
Location: 44 Bridge Street, Ramsbottom, Bury, BL0 9AQ
Proposal: Replacement of existing timber shop front with new aluminium shop front and stone stall riser

Application No.: 69646 **App. Type:** FUL 03/08/2023 Approve with Conditions
Location: Harcles Hill Farm, Moor Road, Ramsbottom, Bury, BL8 4NT
Proposal: Demolition of existing buildings and erection of replacement agricultural building

Application No.: 69672 **App. Type:** FUL 27/07/2023 Approve with Conditions
Location: 174 Whittingham Drive, Ramsbottom, Bury, BL0 9NY
Proposal: Raise roof ridge height by 500mm with loft conversion and rear dormer; Two storey front extension

Application No.: 69673 **App. Type:** FUL 02/08/2023 Approve with Conditions
Location: St John Shuttleworth, Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0EF
Proposal: Variation of condition no. 2 (approved plans) of planning permission 67711 (conversion of existing church into single dwelling): Amendments to internal layout, amended door with glazed roof above on east elevation and change of material to dormer roof

Application No.: 69736 **App. Type:** FUL 27/07/2023 Approve with Conditions
Location: Norcot, Moorbottom Road, Ramsbottom, Bury, BL8 4NS
Proposal: Variation of condition no. 2 (approved plans) 68084 - Single storey side extension
Change approved aluminium curtain wall glazing to aluminium glazed roof windows set into grey slate and formation of raised garden area at patio level with steps

Application No.: 69781 **App. Type:** CON 25/07/2023 Raise No Objection
Location: Land west of Market Street, Edenfield
Proposal: Article 18 consultation from Rossendale Council (ref: 2022/0451): Revised masterplan and design codes associated with full application for the erection of 238 no. residential dwellings and all associated works, including new access, landscaping and public open space within housing allocation H66 of the adopted Rossendale local plan.

Ward: Whitefield + Unsworth - Pilkington Park

Application No.: 69302 **App. Type:** FUL 28/07/2023 Refused
Location: 46 Sergeants Lane, Whitefield, Manchester, M45 7TS
Proposal: Single and two storey extension to front/side; addition of first and second floors to bungalow.

Application No.: 69592 **App. Type:** FUL 31/07/2023 Approve with Conditions
Location: 41 Radcliffe New Road, Whitefield, Manchester, M45 7QZ
Proposal: Creation of new vehicular crossing

Application No.: 69626 **App. Type:** FUL 24/07/2023 Approve with Conditions
Location: 8 Lime Avenue, Whitefield, Manchester, M45 7FW
Proposal: Two storey side extension

Application No.: 69643 **App. Type:** FUL 28/07/2023 Approve with Conditions
Location: 66 Radcliffe New Road, Whitefield, Manchester, M45 7GY
Proposal: Raise height of front boundary wall with fencing/sliding gates and formation of additional vehicular access

Application No.: 69703 **App. Type:** FUL 28/07/2023 Approve with Conditions
Location: 115 Park Lane, Whitefield, Manchester, M45 7GT
Proposal: 1 no. new dwelling in side garden of no. 115 Park Lane

Application No.: 69725 **App. Type:** FUL 03/08/2023 Refused
Location: Land adjacent to 73 Higher Lane, Whitefield, Manchester, M45 7EZ
Proposal: Erection of one detached house to be accessed from Higher Lane

Application No.: 69788 **App. Type:** FUL 03/08/2023 Approve with Conditions
Location: 55 Hampstead Drive, Whitefield, Manchester, M45 7YA
Proposal: Porch extension at front

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 69704 **App. Type:** FUL 18/08/2023 Approve with Conditions
Location: 4 Woburn Drive, Bury, BL9 8DA
Proposal: Two storey side extension, single storey front

Application No.: 69741 **App. Type:** ADV 18/07/2023 Approve with Conditions
Location: Starbucks Drive Thru, Asda Stores Ltd, Park 66, Bury, BL9 8RS
Proposal: 1 No. internally illuminated 9m pylon sign (item 3); 1 No. internally illuminated drive thru directional sign (item 4); 1 No. height restrictor wth internally illuminated letters (item 5); 1 No. pre-menu board (item 6); 1 No. order canopy with letters (item 7); 1 No. triple menu board (item 8); 1 No. internally illuminated thank you/no entry sign (item 9); 2 No. internally illuminated shop front & rear elevation 'Drive Thru' text (tem 10); 1 No. internally illuminated shop front elevation 'Starbucks' text (item 11); 2 No. internally illuminated side elevations siren logo signs (item 12);1 No. internally illuminated left side elevation 'Starbucks' text (item 13); 13 No. window manifestations (item 14)

Total Number of Applications Decided: 79