

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	26 September 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 21/08/2023 and 14/09/2023



Ward: **Bury East**

Application No.: 69542 **App. Type:** LDCP 25/08/2023 Refused

Location: 24 Silver Street, Bury, BL9 0DH

Proposal: Lawful development certificate for proposed change of use of upper floors from office space (Class E) to former use as Hotel suites (Class C1). These floors converted to office space in 2015.

Application No.: 69572 **App. Type:** FUL 07/09/2023 Approve with Conditions

Location: 137 The Rock, Bury, BL9 0ND

Proposal: Part demolition, conversion and extension of existing building to provide 10 no. supported living units; Construction of detached building to rear containing a further 3 no. supported living units

Application No.: 69633 **App. Type:** FUL 25/08/2023 Refused

Location: The Coach House, School Street, Pimhole, Bury, BL9 7EX

Proposal: Two storey front extension; 2 no. front dormers with juliette balconies; Two storey rear extension; Raised decking at rear with balustrade balcony; Alterations to existing windows and doors; Render to elevations

Application No.: 69687 **App. Type:** FUL 24/08/2023 Refused

Location: 5 Crompton Street, Bury, BL9 0AD

Proposal: First floor rear extension to form 1 no. lower first floor flat and loft conversion/roof alterations with dormers to form 2 no. second floor flats with external alterations and associated works

Application No.: 69829 **App. Type:** ADV 23/08/2023 Approve with Conditions

Location: Unit B18, St Johns Gardens, The Rock, Bury

Proposal: 2 no. illuminated fascia signs and 1 no. internally illuminated projecting sign

Application No.: 69843 **App. Type:** FUL 23/08/2023 Approve with Conditions

Location: Unit B18, St Johns Gardens, The Rock, Bury

Proposal: New shop front

Application No.: 69897 **App. Type:** ADV 25/08/2023 Approve with Conditions

Location: 25 Central Street, Bury, BL9 0JN

Proposal: Internally illuminated fascia signage including logo sign and brand lettering; Existing projecting sign retained with new internally illuminated double sided brand logo

Application No.: 69903 **App. Type:** GPDE 24/08/2023 Prior Approval Not Required - Extension

Location: 11 Lower Bank Street, Bury, BL9 0HD

Proposal: Prior approval for proposed single storey rear extension

Application No.: 69914 **App. Type:** FUL 08/09/2023 Refused
Location: 10 Union Street and 40 The Rock, Bury, BL9 0NY
Proposal: Modifications to existing window openings

Ward: **Bury East - Moorside**

Application No.: 69850 **App. Type:** FUL 04/09/2023 Approve with Conditions
Location: 6 Plumpton Drive, Bury, BL9 5HH
Proposal: Erection of front porch

Application No.: 69949 **App. Type:** LDCP 01/09/2023 Lawful Development
Location: 33 Spinney Drive, Bury, BL9 5HF
Proposal: Lawful development certificate for proposed single storey side extension

Ward: **Bury East - Redvales**

Application No.: 69826 **App. Type:** FUL 23/08/2023 Approve with Conditions
Location: 45 Knowsley Street, Bury, BL9 0ST
Proposal: Change of use from offices (Use Class E) to 8 no. bedroom 8 person HMO (Sui Generis) with 2 no. front velux rooflights, and 2 no. rear velux rooflights to be installed; Erection of 1.8m high boundary fence and gated access to rear.

Application No.: 69887 **App. Type:** FUL 13/09/2023 Approve with Conditions
Location: 94 Alfred Street, Bury, BL9 9ED
Proposal: Installation of step lift at front with associated works

Application No.: 69921 **App. Type:** FUL 07/09/2023 Refused
Location: 5 Grundy Lane, Bury, BL9 9BZ
Proposal: Two/single storey rear extension; Front porch

Application No.: 69935 **App. Type:** GPDE 25/08/2023 Prior Approval Not Required - Extension
Location: 3 Windermere Drive, Bury, BL9 9QQ
Proposal: Prior approval for proposed single storey rear extension

Ward: **Bury West - Elton**

Application No.: 69768 **App. Type:** FUL 04/09/2023 Approve with Conditions
Location: 6 Cleadon Drive South, Bury, BL8 1EJ
Proposal: Single storey rear extension with flat roof; Removal of existing pitched roof over porch and garage at front together with alterations to form new front entrance

Application No.: 69771 **App. Type:** FUL 04/09/2023 Approve with Conditions
Location: Burrs Country Park, Woodhill Road, Burrs, Bury

Proposal: Variation of condition application of planning permission 67535 (For works to formalise the existing overspill car park and improve pedestrian access along Woodhill Road), to vary condition 2 (approved plans) and condition 6 (surfacing and parking details).

Application No.: 69811 **App. Type:** FUL 31/08/2023 Approve with Conditions
Location: 358 Brandlesholme Road, Bury, BL8 1HJ

Proposal: Erection of detached single storey outbuilding in rear garden to form gym and storage room

Application No.: 69813 **App. Type:** FUL 25/08/2023 Approve with Conditions
Location: 358 Brandlesholme Road, Bury, BL8 1HJ

Proposal: Two/single storey extensions at side/rear; Two storey extension at front; Juliette balcony at rear; 2 No. loft windows to front and 2 no. dormers to rear and extension to roof to form loft conversion; Rebuild existing garage to create additional living space; External alterations

Application No.: 69891 **App. Type:** FUL 01/09/2023 Approve with Conditions
Location: 18 Whitburn Drive, Bury, BL8 1EH

Proposal: Dormers at front

Ward: **Bury West - West**

Application No.: 69517 **App. Type:** LDCE 01/09/2023 Lawful Development
Location: 2 Gisburn Drive, Bury, BL8 3DH

Proposal: Lawful development certificate for existing raised decked area at side

Application No.: 69842 **App. Type:** FUL 13/09/2023 Approve with Conditions
Location: 17 Blackrod Drive, Bury, BL8 2TQ

Proposal: Two/single storey rear extension; Addition of 2 no. windows to side elevation

Application No.: 69851 **App. Type:** FUL 31/08/2023 Approve with Conditions
Location: 47 Watling Street, Bury, BL8 2JD

Proposal: Single storey front extension and new porch

Application No.: 69861 **App. Type:** FUL 31/08/2023 Approve with Conditions
Location: 5 Ramsey Grove, Bury, BL8 2RE

Proposal: Dormer at rear; Conversion of existing garage to habitable room; Alterations to fenestration including addition of first floor window to side elevation

Application No.: 69868 **App. Type:** FUL 31/08/2023 Approve with Conditions
Location: 24 Wadebridge Drive, Bury, BL8 2NN

Proposal: Single storey rear extension and loft conversion with rear dormer.

Application No.: 69896 **App. Type:** LDCE 01/09/2023 Lawful Development
Location: 464 Bolton Road, Bury, BL8 2DA

Proposal: Lawful development certificate for proposed single storey rear extension

Ward: **North Manor**

Application No.: 69711 **App. Type:** FUL 31/08/2023 Approve with Conditions
Location: 49 Wood Road Lane, Summerseat, Bury, BL9 5QA
Proposal: Single storey outbuilding in rear garden

Application No.: 69827 **App. Type:** FUL 22/08/2023 Approve with Conditions
Location: 6 Vernon Road, Tottington, Bury, BL8 4DD
Proposal: Installation of a prescription collection automated dispenser

Application No.: 69841 **App. Type:** FUL 31/08/2023 Approve with Conditions
Location: 33 Newton Drive, Tottington, Bury, BL8 4DH
Proposal: Replace existing conservatory with single storey rear extension; Conversion of existing garage into living accommodation and alterations to window openings

Ward: **Prestwich - Holyrood**

Application No.: 69651 **App. Type:** FUL 23/08/2023 Approve with Conditions
Location: 153 Heywood Road, Prestwich, Manchester, M25 1LF
Proposal: First floor rear extension with balcony and single storey side extension, vehicular access alterations.

Application No.: 69731 **App. Type:** TEL 01/09/2023 Prior Approval Required and Granted
Location: Junction of Cuckoo Lane & Bury Old Road, Prestwich, Manchester
Proposal: Prior approval for proposed installation of telecommunications equipment comprising of a 20 m high monopole supporting 6 no. antennas, 2 no. transmission dishes 2 no. equipment cabinets and ancillary development thereto, including 3 no. Remote Radio Units (RRU's).

Application No.: 69744 **App. Type:** FUL 25/08/2023 Approve with Conditions
Location: 108 Heywood Road, Prestwich, Manchester, M25 1LE
Proposal: Front porch, part single storey / two storey side and rear extensions; flat roof dormer extension at rear; and the installation of 3 no. roof lights at front

Application No.: 69867 **App. Type:** LDGP 31/08/2023 Lawful Development
Location: 8 Sunningdale Drive, Prestwich, Manchester, M25 1JX
Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 69869 **App. Type:** FUL 31/08/2023 Approve with Conditions
Location: 24 Tamworth Avenue, Whitefield, Manchester, M45 6UH
Proposal: Single storey rear extension

Ward: **Prestwich - Sedgley**

Application No.: 68975 **App. Type:** FUL 25/08/2023 Approve with Conditions
Location: 2 Overbrook Drive, Prestwich, Manchester, M25 0AB
Proposal: Single storey rear extension

Application No.: 69441 **App. Type:** FUL 01/09/2023 Approve with Conditions
Location: 31 Bury Old Road, Prestwich, Manchester, M25 0EY
Proposal: Single storey outbuilding at rear and construction of a boundary wall with metal grills and gates

Application No.: 69655 **App. Type:** FUL 01/09/2023 Approve with Conditions
Location: 19 Richmond Avenue, Prestwich, Manchester, M25 0LZ
Proposal: Loft conversion with dormers at front and rear

Application No.: 69659 **App. Type:** FUL 07/09/2023 Approve with Conditions
Location: 103 Kings Road, Prestwich, Manchester, M25 0JS
Proposal: Two storey side extension and first floor/two storey rear extension

Application No.: 69697 **App. Type:** FUL 22/08/2023 Refused
Location: 54 Albert Avenue, Prestwich, Manchester, M25 0LX
Proposal: Conversion of dwelling into 2 no. flats, Front Porch; Dormer extension; Single/two storey rear extension with juliet balcony and New basement

Application No.: 69782 **App. Type:** LDCP 01/09/2023 Lawful Development
Location: 8 Sandringham Grange, Prestwich, Manchester, M25 0BY
Proposal: Lawful development certificate for proposed creation of single storey rear and side extension under permitted development. Enlargement of entrance porch (<3m²).

Application No.: 69951 **App. Type:** LDCP 01/09/2023 Lawful Development
Location: 72 Meade Hill Road, Prestwich, Manchester, M8 4LP
Proposal: Lawful development certificate for proposed hip to gable extension with flat roof dormer

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

Application No.: 69818 **App. Type:** FUL 22/08/2023 Approve with Conditions
Location: 81 Heywood Road, Prestwich, Manchester, M25 1FN
Proposal: Single storey side and rear extension with raised decking at rear

Application No.: 69856 **App. Type:** FUL 13/09/2023 Approve with Conditions
Location: 12 Butt Hill Road, Prestwich, Manchester, M25 9NJ
Proposal: Single storey garage extension at front

Ward: **Radcliffe - East**

Application No.: 69787 **App. Type:** FUL 01/09/2023 Approve with Conditions
Location: Jungle Mayhem, Eton Hill Road, Radcliffe, Manchester, M26 2ZT
Proposal: Change of use of part of ground floor of children's play centre (Use Class D2) to a managers flat (associated with Jungle Mayhem)

Application No.: 69802 **App. Type:** FUL 01/09/2023 Approve with Conditions
Location: Hardy's Gate Bridge, Dumers Lane, Radcliffe, M26 2QJ
Proposal: Installation of flood gates

Application No.: 69881 **App. Type:** FUL 25/08/2023 Approve with Conditions
Location: 106A Ainsworth Road, Radcliffe, Manchester, M26 4ED
Proposal: Erection of replacement detached garage at rear

Ward: **Radcliffe - North and Ainsworth**

Application No.: 69616 **App. Type:** FUL 24/08/2023 Refused
Location: The Coach House, Former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT
Proposal: Demolition of existing building to be replaced with 2 no. dwellings

Application No.: 69737 **App. Type:** FUL 24/08/2023 Approve with Conditions
Location: Arthur Lane Nurseries, Arthur Lane, Radcliffe, Bolton, BL2 5PW
Proposal: Extension of existing car park for 11 additional spaces for customers.

Application No.: 69791 **App. Type:** FUL 25/08/2023 Approve with Conditions
Location: Ainsworth Hall Farm, Ainsworth Hall Road, Ainsworth, Bolton, BL2 5QT
Proposal: Erection of domestic outbuilding with associated works

Application No.: 69835 **App. Type:** FUL 01/09/2023 Approve with Conditions
Location: Davenport Farm, Arthur Lane, Ainsworth, Bolton, BL2 5PW
Proposal: Demolition of existing residential annex and replacement with new residential annex building ancillary to the existing dwelling

Ward: **Radcliffe - West**

Application No.: 69440 **App. Type:** FUL 25/08/2023 Approve with Conditions
Location: 27 Ringley Road West, Radcliffe, Manchester, M26 1DL
Proposal: Demolition of rear extension and erection of single storey extension at rear

Application No.: 69561 **App. Type:** FUL 22/08/2023 Approve with Conditions
Location: 21 Ainsworth Road / 2 Water Lane Street, Radcliffe, Manchester, M26 4DJ
Proposal: Retention of existing ground floor flat and alterations to existing ground and first floor flat to create 2 additional flats (4 in total); new first floor window to side elevation and retrospective permission to retain patio doors on the rear elevation

Application No.: 69859 **App. Type:** FUL 01/09/2023 Approve with Conditions
Location: 4 St Aidens Close, Radcliffe, Manchester, M26 1YJ
Proposal: Raised decking at rear

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 69724 **App. Type:** FUL 24/08/2023 Approve with Conditions
Location: Congregational Church, Harwood Road, Bury, BL8 3PN
Proposal: Installation of mast pole and antenna to provide signal for the DAB transmission for Bolton Bury DAB radio broadcast

Application No.: 69846 **App. Type:** LDCP 25/08/2023 Lawful Development
Location: 32 Moreton Drive, Bury, BL8 1QT
Proposal: Lawful development certificate for proposed construction of single storey extension to rear of existing dwelling

Application No.: 69872 **App. Type:** FUL 25/08/2023 Approve with Conditions
Location: 309 Walshaw Road, Bury, BL8 1PX
Proposal: Extension at side and loft conversion with rear dormer and rooflights at front; Formation of new entrance with steps to front elevation

Application No.: 69890 **App. Type:** FUL 06/09/2023 Refused
Location: 59A Church Street, Tottington, Bury, BL8 3BN
Proposal: Change of use from beauty salon to cafe/wine bar (Class E/Sui Generis)

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 69733 **App. Type:** FUL 13/09/2023 Approve with Conditions
Location: Bast House Farm, Manchester Road, Ramsbottom, Bury, BL9 5LZ
Proposal: Variation of condition 2 (approved plans) of planning permission 68876 - Amend roof design above garage, amendment to windows and replacement brickwork.

Application No.: 69742 **App. Type:** LDCP 23/08/2023 Lawful Development
Location: 23 Heapworth Avenue, Ramsbottom, Bury, BL0 9EH
Proposal: Lawful development certificate for proposed single storey rear extension and porch to front elevation

Application No.: 69778 **App. Type:** FUL 24/08/2023 Refused
Location: Land opposite 6 Eccles Street, Ramsbottom, BL0 9HQ
Proposal: Erection of 1 no. dwelling with access, driveway, parking and landscaping

Application No.: 69814 **App. Type:** AG 22/08/2023 Prior Approval Required and Granted
Location: Sheep Hey Farm, Whalley Road, Shuttleworth, Bury, BL0 0EG
Proposal: Prior approval for proposed agricultural building

Application No.: 69831 **App. Type:** FUL 31/08/2023 Approve with Conditions

Location: Tower View, 329 Manchester Road, Ramsbottom, Bury, BL9 5NA

Proposal: Single storey extension at front; Single storey extension at rear; Hip to gable roof extensions with 2 front dormers and dormer extension at rear with juliet balcony; Render to new and existing walls

Application No.: 69845 **App. Type:** FUL 06/09/2023 Approve with Conditions

Location: 6 Nuttall Close, Ramsbottom, Bury, BL0 9LQ

Proposal: Two storey front extension; Single storey side/rear extension

Application No.: 69888 **App. Type:** FUL 01/09/2023 Approve with Conditions

Location: 99 Bury New Road, Ramsbottom, Bury, BL0 0BZ

Proposal: Single storey rear extension; Alterations to vehicular access, front garden and driveway to provide on site vehicle turning

Application No.: 69902 **App. Type:** FUL 04/09/2023 Approve with Conditions

Location: 50 Woodhey Road, Ramsbottom, Bury, BL0 9RB

Proposal: Two/single storey rear extension

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

Application No.: 69369 **App. Type:** FUL 31/08/2023 Refused

Location: Land adjacent to 11 Dovehouse Close, Whitefield, Manchester, M45 7PE

Proposal: Erection of 1 no. detached dwelling

Application No.: 69544 **App. Type:** FUL 01/09/2023 Approve with Conditions

Location: Whitefield Golf Club, Higher Lane, Whitefield, Manchester, M45 7EZ

Proposal: Erection of single storey storage building

Application No.: 69772 **App. Type:** FUL 06/09/2023 Prior Approval Required Refused - Ext

Location: 21 Philips Drive, Whitefield, Manchester, M45 7PY

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 three storey house (maximum height 9.11 metres)

Application No.: 69809 **App. Type:** LDCP 23/08/2023 Lawful Development

Location: 9 Maple Avenue, Whitefield, Manchester, M45 7EP

Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 69854 **App. Type:** FUL 25/08/2023 Approve with Conditions

Location: 21 Hey Croft, Whitefield, Manchester, M45 7HX

Proposal: Flood barrier and soil retention wall.

Application No.: 69892 **App. Type:** FUL 13/09/2023 Approve with Conditions
Location: 918 Manchester Road, Bury, BL9 8DW
Proposal: Single storey rear extension

Application No.: 69904 **App. Type:** FUL 01/09/2023 Approve with Conditions
Location: 5 South Close, Bury, BL9 8EL
Proposal: Two/single storey rear extension

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 69661 **App. Type:** TEL 24/08/2023 Prior Approval Required and Granted
Location: Pavement opposite 500 Manchester Road, Bury, BL9 9NY
Proposal: Prior approval for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets

Application No.: 69692 **App. Type:** FUL 01/09/2023 Approve with Conditions
Location: Unit 5, Derby Works, Manchester Road, Bury, BL9 9NY
Proposal: Change of use from storage and distribution (Use Class B8) to Canine hydrotherapy centre (Sui Generis) with associated parking.

Application No.: 69862 **App. Type:** FUL 25/08/2023 Refused
Location: 118 Sunny Bank Road, Bury, BL9 8LJ
Proposal: Two storey front extension; Single storey front extension; 2 no. balconies at front, Single storey rear extension and 2 no. window dormers to the front roof

Application No.: 69909 **App. Type:** FUL 04/09/2023 Approve with Conditions
Location: Bury Waste Water Treatment Works, Crossfield Street, Bury, BL9 9TF
Proposal: Installation of 1 no. electrical control building in association with wider permitted development works

Total Number of Applications Decided: 76