

# REPORT FOR NOTING

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>21 November 2023</b>
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report lists: Recent delegated planning decisions since the last PCC
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	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:-**

David Marno, Head of Development Management  
Planning Services, Department for Resources and Regulation  
3 Knowsley Place  
Bury BL9 0EJ

**Tel: 0161 253 5291**

**Email: [d.marno@bury.gov.uk](mailto:d.marno@bury.gov.uk)**

**Planning applications decided using Delegated Powers  
Between 16/10/2023 and 12/11/2023**



**Ward: Bury East**

---

**Application No.:** 70053     **App. Type:** FUL     24/10/2023     Approve with Conditions  
**Location:** 8 Bell Lane, Bury, BL9 6AR  
**Proposal:** Change of use of ground floor (Class E) to 1 no. self contained flat (Class C3); alterations to front elevation including removal of existing shop front and installation of a window at front and 1 no. additional ground floor window at the rear

---

**Application No.:** 70068     **App. Type:** FUL     27/10/2023     Approve with Conditions  
**Location:** 6 Almond Avenue, Bury, BL9 7LY  
**Proposal:** Two storey extension at side; Part single/Part two storey extension at rear (to gain additional 50cm to rear extension due to the sewer pipe position); Front porch

---

**Application No.:** 70082     **App. Type:** FUL     09/11/2023     Approve with Conditions  
**Location:** 90 Hunstanton Drive, Bury, BL8 1XH  
**Proposal:** Two storey rear extension; front porch and pitched roof over existing garage

**Ward: Bury East - Moorside**

---

**Application No.:** 69964     **App. Type:** FUL     20/10/2023     Approve with Conditions  
**Location:** 2 Arbour Close, Bury, BL9 5HJ  
**Proposal:** Erection of front/side boundary walls and rear garden fence; Single storey rear extension and front porch

---

**Application No.:** 69981     **App. Type:** FUL     25/10/2023     Approve with Conditions  
**Location:** 15 Milner Avenue, Bury, BL9 6NG  
**Proposal:** Change of use from 6 bedroom HMO (Class C4) to 7 bedroom (single occupancy) HMO (Sui Generis)

---

**Application No.:** 70065     **App. Type:** FUL     20/10/2023     Approve with Conditions  
**Location:** 324 Walmersley Road, Bury, BL9 6QF  
**Proposal:** Single storey rear extension

---

**Application No.:** 70072     **App. Type:** FUL     08/11/2023     Approve with Conditions  
**Location:** 48 Arley Avenue, Bury, BL9 5HG  
**Proposal:** Single storey front/side/rear extension

**Ward: Bury East - Redvales**

---

**Application No.:** 69931     **App. Type:** FUL     27/10/2023     Approve with Conditions  
**Location:** 253 Market Street, Bury, BL9 9JW  
**Proposal:** Two storey front and side extensions and Part single/part two storey rear extension

---

**Application No.:** 69977    **App. Type:** LDCE    18/10/2023    Lawful Development  
**Location:** 45 Grasmere Drive, Bury, BL9 9GA  
**Proposal:** Lawful development certificate for existing outbuilding for use as a home office within the curtilage of the house

---

**Application No.:** 70003    **App. Type:** FUL    03/11/2023    Approve with Conditions  
**Location:** 14 Poynton Close, Bury, BL9 9EA  
**Proposal:** Single storey rear extension

---

**Application No.:** 70040    **App. Type:** FUL    23/10/2023    Approve with Conditions  
**Location:** 66 Wellington Road, Bury, BL9 9BQ  
**Proposal:** Single storey rear extension

---

**Application No.:** 70041    **App. Type:** FUL    03/11/2023    Approve with Conditions  
**Location:** 61 Horne Street, Bury, BL9 9HS  
**Proposal:** Two/single storey rear extension

---

Ward: **Bury West - Elton**

---

**Application No.:** 70020    **App. Type:** FUL    18/10/2023    Approve with Conditions  
**Location:** 7 Grantham Drive, Bury, BL8 1XW  
**Proposal:** Single storey pitched roof front, side and rear extensions

---

Ward: **Bury West - West**

---

**Application No.:** 70012    **App. Type:** FUL    26/10/2023    Refused  
**Location:** 508 Bolton Road, Bury, BL8 2DU  
**Proposal:** Erection of detached outbuilding to be used for storage, jacuzzi and games room

---

**Application No.:** 70037    **App. Type:** FUL    20/10/2023    Approve with Conditions  
**Location:** 77 Haig Road, Bury, BL8 2LG  
**Proposal:** Two storey side extension with front, rear, side dormers; Single storey rear extension; Single storey front extension, including front porch; Additional window to front elevation; Extension to existing vehicular access

---

Ward: **North Manor**

---

**Application No.:** 69522    **App. Type:** FUL    27/10/2023    Approve with Conditions  
**Location:** 21 Newcombe Road, Ramsbottom, Bury, BL0 9UU  
**Proposal:** Two storey extension at side, front porch with canopy across the front, single storey extension to front/side and alterations to the driveway

---

---

**Application No.:** 69641    **App. Type:** FUL    25/10/2023    Approve with Conditions  
**Location:** 21 Stretton Road, Ramsbottom, Bury, BL0 9SX  
**Proposal:** Replace existing dormers with new full width dormers to front and rear

---

**Application No.:** 70001    **App. Type:** FUL    06/11/2023    Approve with Conditions  
**Location:** 27 Stretton Road, Ramsbottom, Bury, BL0 9SX  
**Proposal:** Increase in roof height to provide first floor accommodation with dormers at side; Garage extension at side with front dormer extension above and first floor extension at rear with Juliette balcony; Single storey extensions to front and side

---

**Application No.:** 70026    **App. Type:** FUL    16/10/2023    Approve with Conditions  
**Location:** 12 Westgate Avenue, Ramsbottom, Bury, BL0 9SS  
**Proposal:** Single storey rear extension

---

**Application No.:** 70029    **App. Type:** FUL    16/10/2023    Approve with Conditions  
**Location:** 12 Cliff Avenue, Summerseat, Ramsbottom, Bury, BL9 5NT  
**Proposal:** Variation of condition no. 2 (approved drawings) following approval of planning permission 68503 - Amend side elevation window from fixed window to top hung opening light with an opening restrictor to allow for emergency escape

---

**Application No.:** 70039    **App. Type:** FUL    20/10/2023    Approve with Conditions  
**Location:** 6 Conway Crescent, Tottington, Bury, BL8 4EG  
**Proposal:** Single storey rear extension

---

**Application No.:** 70075    **App. Type:** GPDE    24/10/2023    Prior Approval Required Refused - Ext  
**Location:** Forest Cottage, 2 Wood Road Lane, Summerseat, Bury, BL9 5PZ  
**Proposal:** Prior approval for proposed single storey rear extension

---

**Application No.:** 70080    **App. Type:** FUL    09/11/2023    Approve with Conditions  
**Location:** 26 Larkfield Close, Tottington, Bury, BL8 4QJ  
**Proposal:** Two storey/single storey rear extension; Front canopy

---

**Ward:** **Prestwich - Holyrood**

---

**Application No.:** 69962    **App. Type:** FUL    31/10/2023    Approve with Conditions  
**Location:** 10 Elm Grove, Prestwich, Manchester, M25 3DN  
**Proposal:** New front porch with steps; loft conversion and external alterations including change from rear window to patio doors and removal of 2 no. windows and 1 no. door at rear

---

**Application No.:** 69978    **App. Type:** FUL    18/10/2023    Approve with Conditions  
**Location:** 2 Mount Pleasant, Prestwich, Manchester, M25 2SD  
**Proposal:** Single storey side extension, Extension of loft conversion with dormers at front and rear and Front porch.

---

---

**Application No.:** 69998      **App. Type:** FUL      26/10/2023      Approve with Conditions  
**Location:** 171 Simister Lane, Prestwich, Manchester, M24 4SJ  
**Proposal:** First floor rear extension and alterations to existing conservatory roof; Front porch extension; Conversion of existing garage to habitable room with new window

---

**Application No.:** 70008      **App. Type:** FUL      25/10/2023      Approve with Conditions  
**Location:** 10 Langley Gardens, Prestwich, Manchester, M25 3EF  
**Proposal:** Two storey extension at front/side with new steps/balustrade to front entrance

---

**Application No.:** 70049      **App. Type:** LDPC      09/11/2023      Lawful Development  
**Location:** 16 Pine Grove, Prestwich, Manchester, M25 3DR  
**Proposal:** Lawful development certificate for proposed front porch addition, replacement/new windows and patio doors to rear elevation and loft conversion without dormer

---

**Application No.:** 70069      **App. Type:** LDPC      06/11/2023      Lawful Development  
**Location:** 285 Heywood Road, Prestwich, Manchester, M25 2RA  
**Proposal:** Lawful development certificate for proposed dormer roof extension to existing room in roof space

---

**Application No.:** 70073      **App. Type:** FUL      06/11/2023      Approve with Conditions  
**Location:** 132 Heys Road, Prestwich, Manchester, M25 1PB  
**Proposal:** Two storey extension at side and part single/part two storey rear extension along with a front porch extension - Amendments to the roof

---

**Ward:** **Prestwich - Sedgley**

---

**Application No.:** 69773      **App. Type:** P3CMU      27/10/2023      Prior Approval Not Required  
**Location:** 91 Windsor Road, Prestwich, Manchester, M25 0DB  
**Proposal:** Prior approval for proposed change of use from Commercial, Business and Service (Use Class E) to mixed use including offices and a flat

---

**Application No.:** 69917      **App. Type:** FUL      26/10/2023      Refused  
**Location:** 65 Windsor Road, Prestwich, Manchester, M25 0DB  
**Proposal:** Change of use of ground floor from shop to restaurant (Class E) with installation of a external flue pipe at the rear of the building

---

**Application No.:** 69958      **App. Type:** FUL      18/10/2023      Approve with Conditions  
**Location:** 64 Whittaker Lane, Prestwich, Manchester, M25 1ET  
**Proposal:** Single storey extension to ground floor flat; alterations to side elevation and 1.8m high fence to side and rear boundary

---

**Application No.:** 69959      **App. Type:** FUL      18/10/2023      Refused  
**Location:** 52 Albert Avenue, Prestwich, Manchester, M25 0LX  
**Proposal:** Change of use of existing residential dwelling (Class C3) to prayer hall (Class F1(f)) to ground floor and self-contained flat (Class C3(a)) to first floor

---

**Application No.:** 69997      **App. Type:** FUL      18/10/2023      Approve with Conditions  
**Location:** 6 Russell Street, Prestwich, Manchester, M25 1EQ  
**Proposal:** Single storey extension at rear and new front porch

---

---

**Application No.:** 70016      **App. Type:** FUL      20/10/2023      Approve with Conditions  
**Location:** 59 Meade Hill Road, Prestwich, Manchester, M8 4LW  
**Proposal:** Demolition of existing single storey extension and erection of new single storey side extension with bay window

---

**Application No.:** 70022      **App. Type:** FUL      01/11/2023      Approve with Conditions  
**Location:** 3 Parkway, Prestwich, Manchester, M25 0JE  
**Proposal:** First floor rear extension and loft conversion with rear dormer and extension to roof at side; 3 no. loft windows at front and removal of 2 no. first floor windows at rear and addition of 1 no. larger window

---

**Application No.:** 70050      **App. Type:** P3JPA      27/10/2023      Prior Approval Not Required  
**Location:** 93 - 95 Windsor Road, Prestwich, Manchester, M25 0DB  
**Proposal:** Prior approval for proposed change of use from Commercial, Business and Service (Use Class E) to mixed use including offices and 2no. flats

---

**Application No.:** 70079      **App. Type:** FUL      09/11/2023      Approve with Conditions  
**Location:** 16 Silverdale Avenue, Prestwich, Manchester, M25 0FD  
**Proposal:** Single storey rear extension; Garage conversion

---

**Application No.:** 70084      **App. Type:** GPDE      27/10/2023      Prior Approval Not Required - Extension  
**Location:** 63 Park Road, Prestwich, Manchester, M25 0EA  
**Proposal:** Prior approval for proposed single storey rear extension

---

**Application No.:** 70107      **App. Type:** GPDE      08/11/2023      Prior Approval Not Required - Extension  
**Location:** 7 Fairway, Prestwich, Manchester, M25 0JF  
**Proposal:** Prior approval for proposed single storey rear extension

---

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

---

**Application No.:** 70005      **App. Type:** FUL      01/11/2023      Approve with Conditions  
**Location:** 3 Lynmouth Grove, Prestwich, Manchester, M25 9TH  
**Proposal:** Two storey side extension and single storey front extension

---

**Application No.:** 70025      **App. Type:** LDCEP      27/10/2023      Lawful Development  
**Location:** 33 Kersal Wood Avenue, Prestwich, Manchester, M7 3AS  
**Proposal:** Lawful development certificate for proposed single storey extension to the rear of the property and alteration of surface water drains to accommodate extension

---

**Application No.:** 70031      **App. Type:** FUL      20/10/2023      Approve with Conditions  
**Location:** 12 Carlford Grove, Prestwich, Manchester, M25 9TN  
**Proposal:** Two storey extension at side/rear and single storey rear extension with raised decking area

---

**Application No.:** 70076      **App. Type:** GPDE      24/10/2023      Prior Approval Not Required - Extension  
**Location:** 33 Carr Avenue, Prestwich, Manchester, M25 9TW  
**Proposal:** Prior approval for proposed single storey rear extension

---

## Ward: Radcliffe - East

---

**Application No.:** 65847      **App. Type:** FUL      01/11/2023      Deemed Withdrawn

**Location:** Land at York Street/Bury Road, Radcliffe, Manchester, M26 2GL

**Proposal:** Full planning permission for 201 no. dwellings, together with associated parking, landscaping, public open space, drainage, the laying out of roads and footways and other associated works including engineering operations to create flood defences and the development platform

---

**Application No.:** 70004      **App. Type:** FUL      18/10/2023      Approve with Conditions

**Location:** 16 Bridgemere Close, Radcliffe, Manchester, M26 4FS

**Proposal:** Two storey/first floor side extension and single storey rear extension

---

## Ward: Radcliffe - North and Ainsworth

---

**Application No.:** 69945      **App. Type:** FUL      19/10/2023      Approve with Conditions

**Location:** Barrack Fold Farm, Knowsley Road, Radcliffe, Bolton, BL2 5PS

**Proposal:** Variation of condition 2 (approved plans) on 53450: to refer to replacement proposed site plan showing amended siting of detached garage (Drawing ref: 23/1301/201)

---

**Application No.:** 69975      **App. Type:** FUL      19/10/2023      Refused

**Location:** The Bungalow, Ainsworth Nursing Home, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT

**Proposal:** Removal of condition 6 (removed permitted development rights) on planning permission ref. 66467

---

**Application No.:** 69995      **App. Type:** FUL      20/10/2023      Approve with Conditions

**Location:** 2 Taylors Lane, Ainsworth, Bolton, BL2 6QS

**Proposal:** Change of use from garage/unit into 1 no. dwelling

---

**Application No.:** 70006      **App. Type:** FUL      16/10/2023      Approve with Conditions

**Location:** 57 Plymouth Grove, Radcliffe, Manchester, M26 3WU

**Proposal:** Two storey extension at side, single storey extension at side/rear, porch/canopy at front

---

**Application No.:** 70055      **App. Type:** LDGP      09/11/2023      Lawful Development

**Location:** Unit 17, Vale Street Industrial Unit, Vale Street, Radcliffe, Bolton, BL2 6QF

**Proposal:** Lawful Development Certificate for proposed Class B2 - MOT bay inside of existing car & commercial garage

---

## Ward: Radcliffe - West

---

**Application No.:** 69491      **App. Type:** FUL      31/10/2023      Refused

**Location:** 298A Stand Lane, Radcliffe, Manchester, M26 1JB

**Proposal:** Formation of new driveway/vehicular access with electric gates and replacement of existing access/gate with brick boundary wall

---



---

**Application No.:** 69795      **App. Type:** FUL      18/10/2023      Refused

**Location:** Rear of 120 Water Street, Radcliffe, Manchester, M26 4BE

**Proposal:** Conversion of existing vacant workshop to 1 no. dwelling

---

**Application No.:** 70000      **App. Type:** FUL      25/10/2023      Refused

**Location:** Hawthorn Hotel, 137-143 Stand Lane, Radcliffe, Manchester, M26 1JR

**Proposal:** Change of use from hotel to 18 bedroom (single occupancy) HMO (Sui Generis) and single storey rear extension

---

**Ward:** **Ramsbottom + Tottington - Tottington**

---

**Application No.:** 69581      **App. Type:** FUL      01/11/2023      Refused

**Location:** Sheepgate Farm Cottage, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PL

**Proposal:** Modifications to roof/first floor roof extension to accommodate additional living space to first floor; Porch to front elevation; Reduction in size of existing garage; External alterations to include solar panels to front/rear roof slopes, new stone/render finish to external elevations and alterations to doors/windows/glazing with 2 no. juliet balconies to rear elevation

---

**Application No.:** 69807      **App. Type:** FUL      06/11/2023      Approve with Conditions

**Location:** 1 Pennine Close, Bury, BL8 1RB

**Proposal:** Loft conversion with dormer extension at rear; Two storey extension at side and external alterations

---

**Application No.:** 69910      **App. Type:** LDCE      16/10/2023      Lawful Development

**Location:** 17 Beryl Avenue, Tottington, Bury, BL8 3NF

**Proposal:** Lawful development certificate for existing change of use to change open land at the rear of the property to a direct extension of the garden.

---

**Application No.:** 69944      **App. Type:** FUL      31/10/2023      Approve with Conditions

**Location:** Five Acre Farm, 90 Watling Street, Tottington, Bury, BL8 3QW

**Proposal:** Detached bungalow to replace stables and barn

---

**Application No.:** 70030      **App. Type:** FUL      20/10/2023      Approve with Conditions

**Location:** 110 Watling Street, Tottington, Bury, BL8 3QJ

**Proposal:** Erection of an agricultural building for the storage of machinery and hay

---

**Application No.:** 70051      **App. Type:** FUL      26/10/2023      Approve with Conditions

**Location:** 62 Harwood Road, Bury, BL8 3PU

**Proposal:** Single storey extension at rear

---

**Ward:** **Ramsbottom and Tottington - Ramsbottom**

---

**Application No.:** 69884      **App. Type:** FUL      03/11/2023      Refused

**Location:** Land adjacent to 1 Park Avenue, Ramsbottom, Bury, BL0 0DA

**Proposal:** Erection of 1 no. dwelling including driveway

---

---

**Application No.:** 69990      **App. Type:** FUL      18/10/2023      Approve with Conditions  
**Location:** 7 Nuttall Close, Ramsbottom, Bury, BL0 9LQ  
**Proposal:** Conversion of existing conservatory and garage to habitable space and single storey extension at side

---

**Application No.:** 70036      **App. Type:** FUL      24/10/2023      Approve with Conditions  
**Location:** Land adjacent to 173 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DG  
**Proposal:** Erection of 1 no. dwelling

---

**Application No.:** 70038      **App. Type:** FUL      25/10/2023      Prior Approval Required and Granted  
**Location:** Sheep Hey, 2 Leaches Road, Shuttleworth, Ramsbottom, Bury, BL0 0ND  
**Proposal:** Variation of condition no. 3 on planning permission reference 69814, to amend the condition to read:  
The building hereby permitted shall be used for agricultural purposes only (as defined in section 336(1) of the Town and Country Planning Act 1990) in conjunction with the remainder of the holding as identified in the supporting information submitted with the application.

---

**Application No.:** 70060      **App. Type:** FUL      23/10/2023      Approve with Conditions  
**Location:** 4 Emerald Cottages, Boothwood Stile, Ramsbottom, Bury, BL8 4NE  
**Proposal:** Alterations to existing rear hall and bathroom; replacement of walk-in bay window to front elevation; and replacement of glazing in bay window to front elevation and in first floor window to side elevation.

---

**Application No.:** 70123      **App. Type:** CON      19/10/2023      Raise No Objection  
**Location:** Land West of Market St, Edenfield (H66)  
**Proposal:** Article 18 consultation from Rossendale Council: Further Amended Masterplan & Design Code in association with Housing Allocation H66 of the Adopted Rossendale Local Plan

**Ward:** **Tottington (Historic)**

---

**Application No.:** 70058      **App. Type:** FUL      06/11/2023      Approve with Conditions  
**Location:** 469 Walshaw Road, Bury, BL8 3AE  
**Proposal:** Two storey front extension; single storey rear extension; new bay window at front and front driveway entrance enlargement including installation of sliding gate

**Ward:** **Whitefield + Unsworth - Besses**

---

**Application No.:** 69925      **App. Type:** FUL      01/11/2023      Approve with Conditions  
**Location:** 21 Thatch Leach Lane, Whitefield, Manchester, M45 6EN  
**Proposal:** Two storey side and rear extensions; Single storey rear extension and Front porch

---

**Application No.:** 70009      **App. Type:** FUL      24/10/2023      Approve with Conditions  
**Location:** 72 Mersey Drive, Whitefield, Manchester, M45 8LF  
**Proposal:** Single storey front extension

---

**Application No.:** 70023    **App. Type:** FUL    18/10/2023    Approve with Conditions  
**Location:** 2 Connaught Avenue, Whitefield, Manchester, M45 6DA  
**Proposal:** Single storey extension at side

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

---

**Application No.:** 69728    **App. Type:** FUL    25/10/2023    Approve with Conditions  
**Location:** 2 Holcombe Grove, Radcliffe, Manchester, M26 1SE  
**Proposal:** Variation of condition 2 (approved plans) of planning permission 67413 (Erection of a two storey detached dwelling following demolition of two minor outbuildings and improvements to the existing access) - Raising eaves & ridge height by 400mm and large feature window added to North-East elevation with juliette balcony

---

**Application No.:** 70019    **App. Type:** FUL    30/10/2023    Approve with Conditions  
**Location:** 25 Ringley Road, Whitefield, Manchester, M45 7LD  
**Proposal:** Single storey rear and front extension; raised decking at rear; external alterations and render to existing elevations

**Ward:** **Whitefield + Unsworth - Unsworth**

---

**Application No.:** 69810    **App. Type:** FUL    18/10/2023    Approve with Conditions  
**Location:** 113 Randale Drive, Bury, BL9 8NE  
**Proposal:** New front porch; Single storey side extension; single storey / two storey side extension; loft conversion including 2 no. dormer windows to the front; rear dormer extension and external alterations

---

**Application No.:** 69988    **App. Type:** FUL    24/10/2023    Approve with Conditions  
**Location:** 2 Alkrington Close, Bury, BL9 8NP  
**Proposal:** Single storey rear extension and render to all external elevations of existing dwelling and proposed extension

---

**Total Number of Applications Decided:**    75