

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	19 December 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 13/11/2023 and 10/12/2023**



Ward: **Bury East**

Application No.: 69513 **App. Type:** FUL 07/12/2023 Approve with Conditions

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

Proposal: Erection of a new single storey ED modular unit extension

Application No.: 70066 **App. Type:** FUL 17/11/2023 Approve with Conditions

Location: 21 Wilson Street, Pimhole, Bury, BL9 7EF

Proposal: Single storey rear and side extensions

Application No.: 70121 **App. Type:** GPDE 13/11/2023 Prior Approval Not Required - Extension

Location: 37 East Street, Bury, BL9 0RX

Proposal: Prior approval for proposed single storey rear extension

Application No.: 70165 **App. Type:** FUL 01/12/2023 Approve with Conditions

Location: 23 Ormrod Street, Pimhole, Bury, BL9 7HF

Proposal: Single storey rear extension with flat roof and 2 no. windows above and addition of first floor window to the front elevation

Application No.: 70171 **App. Type:** GPDE 23/11/2023 Prior Approval Not Required - Extension

Location: 22 Wilson Street, Pimhole, Bury, BL9 7EF

Proposal: Single Storey Rear Extension

Ward: **Bury East - Moorside**

Application No.: 69086 **App. Type:** FUL 15/11/2023 Approve with Conditions

Location: Salisbury Conservative Club, Badger Street, Bury, BL9 6AD

Proposal: Change of use from club to sweet manufacturing unit (Class E(g)(iii) Industrial processes) with extraction system

Application No.: 69899 **App. Type:** FUL 24/11/2023 Refused

Location: Land adjacent to 26 Wheatfield Close, Bury, BL9 6XD

Proposal: Erection of 1 no. detached dwelling

Application No.: 70024 **App. Type:** FUL 13/11/2023 Approve with Conditions

Location: 11 Southfield Avenue, Bury, BL9 5HS

Proposal: Single storey extension at rear

Application No.: 70033 **App. Type:** FUL 17/11/2023 Approve with Conditions

Location: Topping Mill, Topping Street, Bury, BL9 6DR

Proposal: Variation of condition 2 (approved plans) of planning permission 65525 (Change of use of former industrial premises (Class B2) into 15 no. residential apartments (Class C3)) - Amend roof to mansard with flat centre section; 2no. windows on rear elevation to be replaced with sash windows and minor internal layout changes

Application No.: 70141 **App. Type:** FUL 24/11/2023 Approve with Conditions

Location: 48 Lowes Road, Bury, BL9 6PJ

Proposal: First floor rear/side extension

Ward: **Bury East - Redvales**

Application No.: 70210 **App. Type:** FUL 01/12/2023 Approve with Conditions

Location: 14 Derwent Drive, Bury, BL9 9LS

Proposal: Demolition of existing single storey side extension and replace with single storey side/rear extension

Ward: **Bury West - Elton**

Application No.: 69837 **App. Type:** FUL 07/12/2023 Approve with Conditions

Location: Unit 2, The Workshops, Hulme Street, Bury, BL8 1AN

Proposal: Change of use from light industrial storage (Class B2) to dog day care centre with formation of outside exercise area (Sui Generis)

Application No.: 70095 **App. Type:** FUL 15/11/2023 Approve with Conditions

Location: 257 Brandlesholme Road, Bury, BL8 1DH

Proposal: Single storey rear extension

Application No.: 70098 **App. Type:** FUL 17/11/2023 Approve with Conditions

Location: 8 Garside Hey Road, Bury, BL8 1HZ

Proposal: Single storey rear extension

Application No.: 70120 **App. Type:** FUL 20/11/2023 Refused

Location: Storage unit to the rear of 2C Green Street, Bury, BL8 1TF

Proposal: Change of use from storage unit to 1 no. dwelling (Use Class C3)

Application No.: 70217 **App. Type:** FUL 01/12/2023 Approve with Conditions

Location: 12 Wroxham Close, Bury, BL8 1EN

Proposal: Two storey rear extension and single storey extension at side/rear

Ward: **Bury West - West**

Application No.: 70059 **App. Type:** FUL 17/11/2023 Approve with Conditions
Location: 2 Wadebridge Drive, Bury, BL8 2NN
Proposal: Single storey extension at rear; repositioning of boundary wall and formation of additional car parking space at side and removal of ground floor window at side and replacement with new larger window

Application No.: 70134 **App. Type:** FUL 17/11/2023 Approve with Conditions
Location: 517 Bolton Road, Bury, BL8 2DJ
Proposal: Single storey rear/side extension

Application No.: 70144 **App. Type:** FUL 05/12/2023 Approve with Conditions
Location: 9 Hambleton Close, Bury, BL8 2JP
Proposal: Single storey extensions at front, side and rear and external alterations

Application No.: 70221 **App. Type:** FUL 05/12/2023 Approve with Conditions
Location: 16 Rose Grove, Bury, BL8 2UJ
Proposal: Replace existing conservatory with single storey rear extension and conversion of attached garage into living accommodation

Ward: **North Manor**

Application No.: 69816 **App. Type:** FUL 14/11/2023 Approve with Conditions
Location: 26 Westgate Avenue, Ramsbottom, Bury, BL0 9SS
Proposal: Two storey side extension

Application No.: 69885 **App. Type:** FUL 01/12/2023 Approve with Conditions
Location: 270 Bolton Road, Tottington, Bury, BL8 4JN
Proposal: Single storey rear extension and loft conversion with rear dormer

Application No.: 69952 **App. Type:** FUL 07/12/2023 Approve with Conditions
Location: Holhouse Farm, Holhouse Lane, Tottington, Bury, BL8 4HD
Proposal: Erection of an agricultural building

Application No.: 70010 **App. Type:** FUL 08/12/2023 Approve with Conditions
Location: 13 Wood Road Lane, Summerseat, Bury, BL9 5QA
Proposal: Single storey extension at side/front

Application No.: 70021 **App. Type:** FUL 29/11/2023 Refused
Location: 2 Cliff Avenue, Summerseat, Ramsbottom, Bury, BL9 5NT
Proposal: Demolition of existing dwelling and erection of a replacement dwelling and four no. dwellings together with car parking, landscaping and associated works.

Application No.: 70056 **App. Type:** FUL 17/11/2023 Refused
Location: 313 Holcombe Road, Tottington, Bury, BL8 4BB

Proposal: Change of use of land at side to extend residential curtilage together with extension of existing yard area to the side and erection of 1.8 metre high boundary fence; Single storey extension at side

Application No.: 70116 **App. Type:** LDCP 21/11/2023 Lawful Development

Location: 218 Holcombe Road, Tottington, Bury, BL8 4BQ

Proposal: Lawful Development Certificate for proposed single storey rear extension

Application No.: 70158 **App. Type:** FUL 24/11/2023 Approve with Conditions

Location: 6 Riverside Drive, Summerseat, Ramsbottom, Bury, BL9 5QX

Proposal: Demolish existing rear extension and replace with single storey rear extension

Application No.: 70192 **App. Type:** FUL 24/11/2023 Approve with Conditions

Location: 23 Aviemore Close, Ramsbottom, Bury, BL0 9WA

Proposal: Single storey rear extension

Ward: **Prestwich - Holyrood**

Application No.: 69367 **App. Type:** FUL 04/12/2023 Approve with Conditions

Location: 117 Heywood Old Road, Middleton, Manchester, M24 4QL

Proposal: Loft conversion with dormer extension and juliet balcony at rear

Application No.: 70100 **App. Type:** FUL 24/11/2023 Approve with Conditions

Location: 42 Sandgate Road, Whitefield, Manchester, M45 6WG

Proposal: First floor/two storey side extension

Application No.: 70132 **App. Type:** FUL 01/12/2023 Approve with Conditions

Location: 141 Heywood Road, Prestwich, Manchester, M25 1LF

Proposal: Two storey rear extension with juliette balcony

Application No.: 70133 **App. Type:** FUL 29/11/2023 Approve with Conditions

Location: 16 St Austells Drive, Prestwich, Manchester, M25 1LX

Proposal: Single Storey Rear/Side Extension; Front canopy

Application No.: 70169 **App. Type:** FUL 28/11/2023 Approve with Conditions

Location: 29 Oaklands Drive, Prestwich, Manchester, M25 1LJ

Proposal: Two storey side extension; Single storey rear extension

Application No.: 70174 **App. Type:** GPDE 17/11/2023 Prior Approval Required & Granted - Ext

Location: 11 Newlands Drive, Prestwich, Manchester, M25 3BU

Proposal: Prior approval for proposed single storey rear extension

Application No.: 70196 **App. Type:** FUL 01/12/2023 Approve with Conditions
Location: 68 Cuckoo Lane, Prestwich, Manchester, M25 2TD
Proposal: First floor side extension; Single storey rear extension; Loft conversion with rear dormer

Ward: **Prestwich - Sedgley**

Application No.: 69355 **App. Type:** FUL 07/12/2023 Approve with Conditions
Location: St Monicas RC High School, Bury Old Road, Prestwich, Manchester, M25 1JH
Proposal: Single storey front extension

Application No.: 69961 **App. Type:** FUL 28/11/2023 Approve with Conditions
Location: 105 Kings Road, Prestwich, Manchester, M25 0JS
Proposal: Front porch; single storey / two storey extension at side and two storey extension at rear

Application No.: 69976 **App. Type:** FUL 13/11/2023 Refused
Location: 56 Windsor Road, Prestwich, Manchester, M25 0DE
Proposal: Loft conversion with rear dormer extension; Two storey extension at side; Addition of first floor window to side elevation; Two storey extension at rear with amendment to balcony; New cladding to front elevation; Installation of 2 ventilation mechanical intake extract units to side elevation

Application No.: 70081 **App. Type:** FUL 15/11/2023 Approve with Conditions
Location: 62 Park Road, Prestwich, Manchester, M25 0FA
Proposal: Two storey side and rear extension; single storey rear extension; loft conversion with rear dormer

Application No.: 70126 **App. Type:** LBC 20/11/2023 Approve with Conditions
Location: 3 The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH
Proposal: Listed building consent for replacement of 3 no. non-original windows on the first floor of the south elevation with like for like timber framed slimline double-glazed windows

Application No.: 70139 **App. Type:** FUL 23/11/2023 Approve with Conditions
Location: 23 Castle Hill Road, Prestwich, Manchester, M25 0FR
Proposal: Single storey rear extension

Application No.: 70232 **App. Type:** FUL 08/12/2023 Approve with Conditions
Location: 69 Bishops Road, Prestwich, Manchester, M25 0AS
Proposal: Single storey extension and decking at rear; installation of external door to left hand side elevation and removal of rear door

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

Application No.: 69889 **App. Type:** FUL 01/12/2023 Approve with Conditions
Location: 463 Bury New Road, Prestwich, Manchester, M25 1AD
Proposal: Remove all fascia signage, marketing and ATM and infill with matching brickwork

Application No.: 70054 **App. Type:** FUL 15/11/2023 Approve with Conditions
Location: 53 Shrewsbury Road, Prestwich, Manchester, M25 9GQ
Proposal: Dormer extensions at front and rear to replace existing dormers; decking at front; new front boundary wall and steps to front entrance and external alterations

Application No.: 70101 **App. Type:** FUL 14/11/2023 Approve with Conditions
Location: 8 Shirehills, Prestwich, Manchester, M25 9QB
Proposal: Single storey rear extension and first floor side extension

Application No.: 70131 **App. Type:** FUL 20/11/2023 Approve with Conditions
Location: 425 Bury New Road, Prestwich, Manchester, M25 1AF
Proposal: Variation of condition no. 5 following approval of planning permission 67437 - Extend opening hours from Friday 09:00-22:00 hrs (as approved) to Friday 09:00-23:00 hrs (extended)

Application No.: 70137 **App. Type:** FUL 17/11/2023 Approve with Conditions
Location: 6 Clough Court, Prestwich, Manchester, M25 3BR
Proposal: Single storey rear extension

Application No.: 70179 **App. Type:** FUL 08/12/2023 Approve with Conditions
Location: 57 Hilton Lane, Prestwich, Manchester, M25 9SA
Proposal: Single storey extension at side/rear

Ward: Radcliffe - East

Application No.: 69797 **App. Type:** ADV 01/12/2023 Approve with Conditions
Location: 10-14 Ainsworth Road, Radcliffe, Manchester, M26 4EA
Proposal: 1 No. externally illuminated fascia sign, 1 no. non-illuminated projecting sign and window graphics

Application No.: 70153 **App. Type:** FUL 04/12/2023 Approve with Conditions
Location: 39 Shetland Way, Radcliffe, Manchester, M26 4UH
Proposal: Two storey side extension

Ward: Radcliffe - North and Ainsworth

Application No.: 69803 **App. Type:** LBC 22/11/2023 Approve with Conditions
Location: Barrack Fold Farm, Knowsley Road, Ainsworth, Bolton, BL2 5PU
Proposal: Listed building consent for conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling

Application No.: 69812 **App. Type:** FUL 22/11/2023 Approve with Conditions
Location: Barrack Fold Farm, Knowsley Road, Ainsworth, Bolton, BL2 5PU
Proposal: Conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling

Application No.: 70163 **App. Type:** AG 04/12/2023 Prior Approval Required and Refused
Location: Land south of former Ainsworth Nursing Home, Ainsworth, Radcliffe, Bolton, BL2 5PX
Proposal: Prior approval for proposed agricultural building

Ward: **Radcliffe - West**

Application No.: 69857 **App. Type:** FUL 13/11/2023 Approve with Conditions
Location: 91 Ringley Road West, Radcliffe, Manchester, M26 1DW
Proposal: Single storey extensions at front and rear

Application No.: 70057 **App. Type:** FUL 22/11/2023 Approve with Conditions
Location: 1 Woodgreen Drive, Radcliffe, Manchester, M26 1BF
Proposal: Change of use of existing garage at side of residential property (Class C3(a)) to hairdressing business (Class E) to include raising of roof height and replacing garage door with window and render

Application No.: 70197 **App. Type:** AG 17/11/2023 Refused
Location: Scotson Fold Farm, Scotson Fold, Radcliffe, Manchester, M26 3SQ
Proposal: Prior approval for proposed agricultural building

Application No.: 70219 **App. Type:** GPDE 01/12/2023 Prior Approval Not Required - Extension
Location: 7 Ashurst Grove, Radcliffe, Manchester, M26 1UL
Proposal: Prior approval for single storey rear extension

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 69063 **App. Type:** FUL 29/11/2023 Refused
Location: 12 Oowlerbarrow Road, Bury, BL8 1RD
Proposal: Erection of dwelling in rear garden with shared access including all associated works; Garage extension and porch to existing house

Application No.: 70128 **App. Type:** FUL 29/11/2023 Approve with Conditions
Location: 2 Hilltop Drive, Tottington, Bury, BL8 3HN
Proposal: Single storey rear extension

Application No.: 70130 **App. Type:** FUL 23/11/2023 Approve with Conditions
Location: 134 Bury Road, Tottington, Bury, BL8 3ET
Proposal: Two/single storey extension at side

Application No.: 70151 **App. Type:** FUL 24/11/2023 Approve with Conditions
Location: 15 Walshaw Walk, Tottington, Bury, BL8 3JS
Proposal: Two storey side extension; Single storey front & rear extensions

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 69946 **App. Type:** LDCP 29/11/2023 Lawful Development
Location: 7 Salmsbury Hall Close, Ramsbottom, Bury, BL0 9FG
Proposal: Lawful development certificate for proposed replacement of an existing polycarbonate roof with a new monopitch, insulated tiled roof to an existing conservatory (constructed more than 4 years ago), including replacement of existing uPVC windows with some brickwork panels and enlargement of an existing glazed door arrangement to include bi-folding doors. All materials to match existing to the house including concrete tiles to proposed roof.

Application No.: 69950 **App. Type:** FUL 13/11/2023 Approve with Conditions
Location: 23 Bury New Road, Ramsbottom, Bury, BL0 0AR
Proposal: Erection of 2 no. single storey extensions at rear; external alterations including removal of 2 no. side windows and installation of 2 new windows and patio door; installation of ground floor window to side elevation and widening of driveway

Application No.: 70042 **App. Type:** FUL 14/11/2023 Approve with Conditions
Location: 4 Est Bank Road, Ramsbottom, Bury, BL0 9RA
Proposal: Two storey side extension; Alterations to parking provision at front

Application No.: 70096 **App. Type:** FUL 07/12/2023 Approve with Conditions
Location: 161 Bolton Street, Ramsbottom, Bury, BL0 9JD
Proposal: Single storey rear/side extension

Application No.: 70205 **App. Type:** LDCP 27/11/2023 Lawful Development
Location: 9 Dalton Close, Ramsbottom, Bury, BL0 9SG
Proposal: Lawful development certificate for proposed single storey rear extension

Ward: **Whitefield + Unsworth - Besses**

Application No.: 70117 **App. Type:** FUL 07/12/2023 Approve with Conditions
Location: 39 Thatch Leach Lane, Whitefield, Manchester, M45 6EN
Proposal: Two storey side/rear extension; Single storey front extension

Application No.: 70166 **App. Type:** FUL 24/11/2023 Approve with Conditions
Location: 24 Stanway Road, Whitefield, Manchester, M45 8EG
Proposal: Single storey / two storey extension at side; external alterations including change from rear ground floor window to door and window

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

Application No.: 69871 **App. Type:** FUL 22/11/2023 Refused
Location: 33 Wingate Drive, Whitefield, Manchester, M45 7GX
Proposal: Raising of roof ridge height with loft conversion and rear dormer

Application No.: 70014 **App. Type:** FUL 15/11/2023 Approve with Conditions
Location: 50 Dales Lane, Whitefield, Manchester, M45 7NN
Proposal: Loft conversion with rear dormer, the erection of outbuilding at rear and the extension to existing vehicular access along with internal and external alterations

Application No.: 70089 **App. Type:** LDCP 13/11/2023 Lawful Development
Location: 2 Brierley Avenue, Whitefield, Manchester, M45 7RD
Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 70125 **App. Type:** LDCP 24/11/2023 Lawful Development
Location: 141 Higher Lane, Whitefield, Manchester, M45 7WH
Proposal: Lawful development certificate for proposed single storey infill extension between garage and side of dwelling

Application No.: 70155 **App. Type:** FUL 24/11/2023 Approve with Conditions
Location: 305 Stand Lane, Radcliffe, Manchester, M26 1JA
Proposal: Single storey extension to rear, new roof to part of existing rear single storey and formation of terrace and steps to rear garden.

Application No.: 70173 **App. Type:** FUL 01/12/2023 Approve with Conditions
Location: 8 The Fairways, Whitefield, Manchester, M45 7BN
Proposal: Single storey rear extension

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 69684 **App. Type:** OUT 17/11/2023 Refused
Location: Land at rear of 31-45 Ajax Drive, Bury, BL9 8EF
Proposal: Outline application for 1 no. dwelling with access along existing driveway of 45 Ajax Drive (appearance, landscaping, layout & scale matters reserved)

Application No.: 69848 **App. Type:** FUL 20/11/2023 Approve with Conditions
Location: 84 Croft Lane, Bury, BL9 8BX
Proposal: Single and two storey side extension

Application No.: 70007 **App. Type:** FUL 17/11/2023 Approve with Conditions
Location: 250 Sunny Bank Road, Bury, BL9 8LA
Proposal: Single storey extension at side/rear; Extension of existing driveway/parking at front

Application No.: 70063 **App. Type:** FUL 14/11/2023 Approve with Conditions
Location: 17 Croft Lane, Bury, BL9 8BU
Proposal: Loft conversion with rear dormer; Installation of window to first floor front elevation

Application No.: 70094 **App. Type:** FUL 28/11/2023 Approve with Conditions
Location: 5 Bloomfield Drive, Bury, BL9 8JX
Proposal: Single storey rear extension; Two storey/single storey front extension; Alterations to existing first floor rear windows

Application No.: 70103 **App. Type:** FUL 17/11/2023 Approve with Conditions

Location: 66 Hathaway Road, Bury, BL9 8EG

Proposal: Two storey rear extension with Juliette balcony; Single storey side extension; Outbuilding to the rear

Application No.: 70140 **App. Type:** TEL 28/11/2023 Prior Approval Required and Granted

Location: Unsworth Cricket And Tennis Club Ltd, Pole Lane, Bury, BL9 8QL

Proposal: Prior approval for proposed installation of a 25.0m lattice mast with an existing compound approximately 36m to the south of the site. The development will include a base station, 2.4m high palisade fencing, 6no. operator cabinets, 1 no. electrical metre cabinet, no.2 dishes, 6no. antennas and ancillary development thereto

Application No.: 70150 **App. Type:** FUL 23/11/2023 Refused

Location: 118 Sunny Bank Road, Bury, BL9 8LJ

Proposal: Two storey/single storey front extension; Garage conversion

Total Number of Applications Decided: 83