

# REPORT FOR NOTING

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>23 January 2024</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	

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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.

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**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 11/12/2023 and 14/01/2024**



**Ward: Bury East**

**Application No.:** 70202     **App. Type:** FUL     09/01/2024     Refused  
**Location:** Performance House, Heywood Street, Bury, BL9 7DZ  
**Proposal:** Change of use of part of car showroom (Sui Generis) to retail (Class E(a)) and office (Class E(g)(i)), single storey extension and external alterations

**Application No.:** 70234     **App. Type:** FUL     14/12/2023     Approve with Conditions  
**Location:** 84 Spring Street, Bury, BL9 0RW  
**Proposal:** First floor/single storey rear extension; Loft conversion with rear dormer

**Ward: Bury East - Moorside**

**Application No.:** 69815     **App. Type:** FUL     19/12/2023     Refused  
**Location:** 1-7 Taylor Street, Bury, BL9 6DT  
**Proposal:** Change of use from existing offices (Class B1(a) to: 3 No. flats and 2 no. retail units (Class E) to ground floor, 4 no. flats to first floor and 3 no. flats to second floor; 7 Bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) to first/second floors; Conversion of roof space with dormers at front and rear to form second floor; External alterations including new windows/doors and shop front/entrances

**Application No.:** 70187     **App. Type:** FUL     13/12/2023     Refused  
**Location:** 193 Walmersley Road, Bury, BL9 5DF  
**Proposal:** Change of use from residential dwelling(Class C3) to 9 bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis), loft conversion with front/rear dormers, enlargement of existing basement lightwell and external works

**Application No.:** 70191     **App. Type:** FUL     12/12/2023     Refused  
**Location:** 42 Walmersley Road, Bury, BL9 6DP  
**Proposal:** Change of use of ground floor from taxi booking office to hot food takeaway (Sui Generis) with installation of extraction flue and external staircase at rear.

**Application No.:** 70242     **App. Type:** ADV     08/01/2024     Approve with Conditions  
**Location:** Link House, 35 Walmersley Road, Bury, BL9 5AE  
**Proposal:** 2 no. illuminated internal fascia flex box signs; 3 no. illuminated internal sets of built up letters; 5 no. external painted stencils directly to building; 4 no. external window vinyls

**Ward: Bury East - Redvales**

**Application No.:** 70088     **App. Type:** FUL     13/12/2023     Approve with Conditions  
**Location:** 38 Keswick Drive, Bury, BL9 9LT  
**Proposal:** Single storey side/rear extension

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**Application No.:** 70109      **App. Type:** FUL      14/12/2023      Approve with Conditions  
**Location:** Land off James Street & Alfred Street, Bury  
**Proposal:** Construction of a new CSO compound, constituting a permanent vehicular access from James Street and boundary fencing (relating to future new outfall to the River Roch)

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**Application No.:** 70178      **App. Type:** FUL      14/12/2023      Approve with Conditions  
**Location:** 27 Knowsley Street, Bury, BL9 0ST  
**Proposal:** Change of use from existing office to 8 bed (single occupancy) HMO (Sui Generis), with 4 no. velux rooflights installed to roof and erection of 1.8m high boundary fence and gated access to rear

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**Application No.:** 70279      **App. Type:** FUL      08/01/2024      Approve with Conditions  
**Location:** 2 Orchid Drive, Bury, BL9 9EL  
**Proposal:** Front porch; Single storey side/rear extension

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**Application No.:** 70282      **App. Type:** FUL      10/01/2024      Approve with Conditions  
**Location:** 226 Market Street, Bury, BL9 9AB  
**Proposal:** Single storey rear/side extension; Front porch; Detached outbuilding

Ward: **Bury West - Elton**

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**Application No.:** 70078      **App. Type:** FUL      19/12/2023      Approve with Conditions  
**Location:** Woodbank County Primary School, Brandlesholme Road, Bury, BL8 1AX  
**Proposal:** Provision of a new SEN classroom unit

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**Application No.:** 70262      **App. Type:** FUL      05/01/2024      Approve with Conditions  
**Location:** 1 Bramley Drive, Bury, BL8 1JL  
**Proposal:** Loft conversion with rear dormer and hip to gable roof extension

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**Application No.:** 70289      **App. Type:** FUL      10/01/2024      Approve with Conditions  
**Location:** 18 Trimmingham Drive, Bury, BL8 1HB  
**Proposal:** Single storey extension at rear; external alterations including addition of windows; alterations to existing first floor window at rear; removal of ground floor window to side elevation and partial render to elevations

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**Application No.:** 70297      **App. Type:** FUL      12/01/2024      Approve with Conditions  
**Location:** 40 Cockey Moor Road, Bury, BL8 2HB  
**Proposal:** Single storey rear extension with new flat roof at side/rear

Ward: **Bury West - West**

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**Application No.:** 69920      **App. Type:** FUL      03/01/2024      Approve with Conditions  
**Location:** 562 Bolton Road, Bury, BL8 2DU  
**Proposal:** Single storey extension at side/rear

Ward: **North Manor**

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**Application No.:** 70118      **App. Type:** FUL      10/01/2024      Approve with Conditions  
**Location:** 4 Garden Street, Summerseat, Bury, BL9 5PQ  
**Proposal:** Single storey rear extension

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**Application No.:** 70119      **App. Type:** FUL      22/12/2023      Approve with Conditions  
**Location:** Barn adjacent The Byre, Redisher Lane, Ramsbottom, Bury, BL8 4HX  
**Proposal:** Redevelopment for 1 no. dwelling and associated garden and parking

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**Application No.:** 70186      **App. Type:** FUL      20/12/2023      Approve with Conditions  
**Location:** 120 Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QD  
**Proposal:** Build up walls of existing single storey rear extension with replacement flat roof with glass lantern and alterations to windows/doors with new window opening to side elevation

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**Application No.:** 70194      **App. Type:** FUL      14/12/2023      Approve with Conditions  
**Location:** 40 Kendal Road West, Ramsbottom, Bury, BL0 9SY  
**Proposal:** Two storey side extension; Single storey rear extension

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**Application No.:** 70212      **App. Type:** FUL      11/12/2023      Approve with Conditions  
**Location:** 9 Kendal Road, Ramsbottom, Bury, BL0 9SP  
**Proposal:** Hip to gable loft conversion with rear dormer

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**Application No.:** 70246      **App. Type:** FUL      21/12/2023      Approve with Conditions  
**Location:** 14 Higher Summerseat, Summerseat, Ramsbottom, Bury, BL0 9UG  
**Proposal:** Single storey extension at rear, first floor Juliet balcony at rear and changes to existing door and window frame colour

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**Application No.:** 70252      **App. Type:** FUL      04/01/2024      Approve with Conditions  
**Location:** Windacre Works, Mather Road, Bury, BL9 6RB  
**Proposal:** Variation of condition no. 12 of planning permission 66958 (final part of condition):- existing wording "the approved works shall be implemented to the satisfaction of the Local Planning Authority before the development is first occupied."  
Proposed wording :-"The approved works shall be implemented to the satisfaction of the Local Planning Authority before the occupation of the final (fourth) dwelling, or, in the event that the approved development as a whole is not completed by 31st January 2026, by that date (whichever is the sooner of those dates)"

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**Application No.:** 70264      **App. Type:** GPDE      20/12/2023      Prior Approval Not Required - Extension  
**Location:** Forest Cottage, Wood Road Lane, Summerseat, Bury, BL9 5PZ  
**Proposal:** Prior approval for proposed single storey rear extension

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Ward: **Prestwich - Holyrood**

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**Application No.:** 69413      **App. Type:** FUL      21/12/2023      Approve with Conditions  
**Location:** Land off Poppythorn Lane, Heys Road, Prestwich, M25 1JY  
**Proposal:** Variation of condition nos.2 (approved plans), 5 (materials), 15 (car parking) and 22 (turning facilities) of planning permission ref. 67431:

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**Application No.:** 69923      **App. Type:** FUL      13/12/2023      Refused  
**Location:** 73A Simister Lane, Prestwich, Manchester, M25 2SU  
**Proposal:** First floor side extension; garage conversion to habitable space; raise roof ridge height, loft conversion with rear dormers; front porch; electric gate on front boundary and elevational changes to existing facade/windows

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**Application No.:** 70104      **App. Type:** FUL      11/12/2023      Approve with Conditions  
**Location:** 9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ  
**Proposal:** Construction of replacement dwelling with new footway crossing

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**Application No.:** 70238      **App. Type:** FUL      14/12/2023      Approve with Conditions  
**Location:** 526 Bury Old Road, Prestwich, Manchester, M25 3DF  
**Proposal:** Demolish existing conservatory and replace with single storey side extension

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**Application No.:** 70243      **App. Type:** FUL      21/12/2023      Approve with Conditions  
**Location:** 21 Farm Lane, Prestwich, Manchester, M25 2RX  
**Proposal:** Demolish existing conservatory and replace with single storey rear extension; Single storey side extension

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**Application No.:** 70249      **App. Type:** FUL      03/01/2024      Approve with Conditions  
**Location:** 95 Polefield Hall Road, Prestwich, Manchester, M25 2WW  
**Proposal:** Two storey side extension and entrance canopy/porch at front

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**Application No.:** 70273      **App. Type:** FUL      10/01/2024      Approve with Conditions  
**Location:** 43 Holyrood Road, Prestwich, Manchester, M25 1PE  
**Proposal:** Single storey side extension

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**Application No.:** 70274      **App. Type:** FUL      10/01/2024      Approve with Conditions  
**Location:** 11 Newlands Drive, Prestwich, Manchester, M25 3BU  
**Proposal:** New front porch; Single storey extensions at side and rear

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

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**Application No.:** 70112      **App. Type:** FUL      08/01/2024      Approve with Conditions  
**Location:** 14 Princess Avenue, Prestwich, Manchester, M25 0LG  
**Proposal:** Loft conversion with front and rear dormers

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**Application No.:** 70113      **App. Type:** LBC      11/12/2023      Approve with Conditions  
**Location:** 1 The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH  
**Proposal:** Listed building consent to replace the remaining 7 existing, non original, mock sash windows. 5 of which are on the front elevation; two on the ground floor and three on the first floor and 2 windows on the rear elevation; one on the ground floor and one on the first floor.

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**Application No.:** 70208      **App. Type:** FUL      08/01/2024      Approve with Conditions  
**Location:** 5 Parkway, Prestwich, Manchester, M25 0JE  
**Proposal:** Single storey extension at side/rear; conversion of garage to habitable space and replacement of garage door with bay window

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**Application No.:** 70211      **App. Type:** FUL      11/12/2023      Approve with Conditions  
**Location:** 63 Park Road, Prestwich, Manchester, M25 0EA  
**Proposal:** Single storey rear extension

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**Application No.:** 70223      **App. Type:** FUL      19/12/2023      Approve with Conditions  
**Location:** 35 Downham Crescent, Prestwich, Manchester, M25 0EH  
**Proposal:** First floor side/front extension and Part single/part two storey rear extension

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**Application No.:** 70225      **App. Type:** LDCP      19/12/2023      Lawful Development  
**Location:** 47 Russell Street, Prestwich, Manchester, M25 1GU  
**Proposal:** Lawful development certificate for proposed dormer to provide roof extension to existing loft bedroom

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**Application No.:** 70230      **App. Type:** FUL      22/12/2023      Approve with Conditions  
**Location:** 2 Harrogate Avenue, Prestwich, Manchester, M25 0LT  
**Proposal:** First floor rear extension and Front porch

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

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**Application No.:** 70157      **App. Type:** FUL      19/12/2023      Approve with Conditions  
**Location:** 2A Stanley Avenue South, Prestwich, Manchester, M25 3AU  
**Proposal:** Roof extension with loft conversion along with front and rear dormer

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**Application No.:** 70201      **App. Type:** FUL      19/12/2023      Approve with Conditions  
**Location:** 15 The Downs, Prestwich, Manchester, M25 9RB  
**Proposal:** Dormers at front/rear, new rooflight to existing single storey side extension and alterations to rear elevation; Levelling at rear to form parking space

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Ward: **Radcliffe - East**

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**Application No.:** 66519      **App. Type:** FUL      19/12/2023      Refused  
**Location:** Land fronting Orkney Close & 77 Bury Road, Radcliffe, Manchester, M26 2WR  
**Proposal:** Erection of care home facility

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**Application No.:** 70028      **App. Type:** FUL      20/12/2023      Approve with Conditions  
**Location:** 44-48 Stand Lane and 4-6 New Street, Radcliffe, Manchester, M26 1LJ  
**Proposal:** Demolition of former Wellington Pub 48 Stand Lane, 44-46 Stand Lane and 4-6 New Street (retrospective)

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**Application No.:** 70146      **App. Type:** FUL      08/01/2024      Approve with Conditions  
**Location:** 2 Meadowside Close, Radcliffe, Manchester, M26 4JR  
**Proposal:** Variation of condition 2 of planning permission 67463 (Two storey front extension; Two storey front/side extension; Single storey rear extension; Loft conversion with 3 dormers; Raising ridge height) - Inclusion of balcony at rear, Alteration to front extension and windows

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**Application No.:** 70183      **App. Type:** FUL      20/12/2023      Approve with Conditions  
**Location:** 9 Deansgate, Radcliffe, Manchester, M26 2SH  
**Proposal:** Change of use of first floor from office to 1 no. self-contained flat with installation of external staircase and new access door at rear

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**Application No.:** 70257      **App. Type:** FUL      10/01/2024      Approve with Conditions  
**Location:** 9 Hardys Drive, Radcliffe, M26 2TL  
**Proposal:** Single storey side and rear extension

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**Application No.:** 70268      **App. Type:** P3JPA      22/12/2023      Prior Approval Not Required  
**Location:** 22 Blackburn Street, Radcliffe, Manchester, M26 1NQ  
**Proposal:** Prior approval for proposed change of use of first floor from commercial (Class E) to 1no. flat residential (Class C3)

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**Ward:** **Radcliffe - North and Ainsworth**

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**Application No.:** 70227      **App. Type:** FUL      08/01/2024      Approve with Conditions  
**Location:** 7 Arthur Lane, Ainsworth, Bolton, BL2 5PW  
**Proposal:** Demolish existing conservatory and replace with single storey rear extension

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**Application No.:** 70280      **App. Type:** FUL      10/01/2024      Approve with Conditions  
**Location:** 12 Brookside Walk, Radcliffe, Manchester, M26 4JT  
**Proposal:** Erection of steel framed balcony with glazed balustade at rear and additon of composite cladding to rear elevation

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**Ward:** **Radcliffe - West**

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**Application No.:** 69590      **App. Type:** FUL      19/12/2023      Refused  
**Location:** Land bounded by Bolton Road, Harper Fold Road & Canute Street, Radcliffe, Manchester, M26 3BX  
**Proposal:** Erection of building comprising of 3 no. commercial units (Class E) at ground floor with 2 no. flats at first floor (Class C3) with associated car parking and external works

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**Application No.:** 69794      **App. Type:** FUL      11/12/2023      Refused  
**Location:** 5 Keats Crescent, Radcliffe, Manchester, M26 3GT  
**Proposal:** Change of use from residential dwelling (Class C3) to 10 bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis)

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**Application No.:** 70189      **App. Type:** FUL      22/12/2023      Refused  
**Location:** 1 Pitt Street, Radcliffe, Manchester, M26 3TF  
**Proposal:** Balcony on top of existing rear single storey extension with obscure glazed balustrade

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**Application No.:** 70216    **App. Type:** FUL    11/12/2023    Approve with Conditions  
**Location:** 7 Ashurst Grove, Radcliffe, Manchester, M26 1UL  
**Proposal:** Single storey rear extension

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

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**Application No.:** 69195    **App. Type:** FUL    11/12/2023    Approve with Conditions  
**Location:** Whitehead Gardens, Chapel Street, Tottington, BL8 4AL  
**Proposal:** Refurbishment of gardens including upgrading drainage and footpaths; New pedestrian ramp access; Rebuild stage area; Creation of terraces along the bank of the stream and Tree works across the site

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**Application No.:** 70152    **App. Type:** FUL    13/12/2023    Approve with Conditions  
**Location:** Four Acre Cottage, Harwood Road, Tottington, Bury, BL8 3PT  
**Proposal:** Two storey/single storey rear extension; Detached garage

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**Application No.:** 70228    **App. Type:** FUL    08/01/2024    Approve with Conditions  
**Location:** 6 Sharples Drive, Bury, BL8 3AP  
**Proposal:** Single storey extension at rear and external alterations including removal of side door and alterations to first floor rear window to include an obscure glazed window

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**Application No.:** 70313    **App. Type:** FUL    10/01/2024    Approve with Conditions  
**Location:** 18 First Avenue, Tottington, Bury, BL8 3JA  
**Proposal:** Single Storey Side Extension

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

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**Application No.:** 69371    **App. Type:** FUL    14/12/2023    Approve with Conditions  
**Location:** 40 Bury New Road, Ramsbottom, Bury, BL0 0BY  
**Proposal:** Variation of condition no. 2 (approved plans) of planning permission 66939 (for single storey extension at rear, two storey side extension incorporating garage and first floor side extension): Removal of first floor side/rear extensions; Change position of rear balcony; Additional first floor extensions at front and side and alterations to windows and doors.

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**Application No.:** 70193    **App. Type:** FUL    21/12/2023    Approve with Conditions  
**Location:** Woodhey Bungalow, Woodhey Road, Ramsbottom, Bury, BL0 9RD  
**Proposal:** Demolition of existing bungalow and erection of 1 no. two storey dwelling

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**Application No.:** 70229    **App. Type:** FUL    22/12/2023    Refused  
**Location:** Saw Mills, off Spring Street, Ramsbottom, Bury, BL0 9JQ  
**Proposal:** Change of house type application for 68578 to remove dormers, increase the eaves heights to all house types, increase the width of the porches and internal alterations

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**Application No.:** 70287    **App. Type:** FUL    10/01/2024    Approve with Conditions  
**Location:** The Byre, 4 Hey House Mews, Holcombe Old Road, Ramsbottom, Bury, BL0 4QS  
**Proposal:** Single storey rear extension to replace existing conservatory; Single storey annexe following removal of part of garage/store

Ward: **Whitefield + Unsworth - Besses**

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**Application No.:** 70172    **App. Type:** FUL    20/12/2023    Refused  
**Location:** 15 Windsor Avenue, Whitefield, Manchester, M45 6AZ  
**Proposal:** Two storey rear extension

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

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**Application No.:** 70162    **App. Type:** FUL    21/12/2023    Refused  
**Location:** 231 Bury New Road, Whitefield, Manchester, M45 8QP  
**Proposal:** Erection of flat roofed porch canopy to side entrance and 1.8 metre high fencing

**Application No.:** 70180    **App. Type:** FUL    20/12/2023    Approve with Conditions  
**Location:** 23 Parkstone Avenue, Whitefield, Manchester, M45 7GF  
**Proposal:** Two/single storey rear extension

**Application No.:** 70185    **App. Type:** FUL    19/12/2023    Approve with Conditions  
**Location:** 7 Spring Grove, Radcliffe, Manchester, M45 7RT  
**Proposal:** Single storey rear extension with steps to garden level

**Application No.:** 70215    **App. Type:** FUL    12/01/2024    Approve with Conditions  
**Location:** 61 Wingate Drive, Whitefield, Manchester, M45 7GX  
**Proposal:** Erection of detached outbuilding at rear for use as living accommodation ancillary to the existing dwelling

**Application No.:** 70220    **App. Type:** FUL    21/12/2023    Approve with Conditions  
**Location:** 29 Ferndale Avenue, Whitefield, Manchester, M45 7GP  
**Proposal:** Part single, part two storey extension at side, additional front dormer and external alterations

Ward: **Whitefield + Unsworth - Unsworth**

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**Application No.:** 70170    **App. Type:** FUL    19/12/2023    Approve with Conditions  
**Location:** 37 Mather Avenue, Whitefield, Manchester, M45 8NU  
**Proposal:** Single story rear extension

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**Total Number of Applications Decided: 68**