

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	9 July 2024
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 20/05/2024 and 27/06/2024**



Ward: **Bury East**

Application No.: 70502 **App. Type:** FUL 20/05/2024 Approve with Conditions
Location: Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD
Proposal: Installation of a generator compound containing 2 no. generators and 2 no. fuel tanks with surrounding fence

Application No.: 70606 **App. Type:** FUL 30/05/2024 Approve with Conditions
Location: 85 The Rock, Bury, BL9 0NB
Proposal: Change of use from former shop and premises (Class E) to 1 no. hot food takeaways (Sui Generis) and a retail unit (Class E) at ground floor; a commercial unit (Class E) at first floor; a two bedroom apartment at second and third floors (Class C3) and external ventilation duct at rear

Application No.: 70639 **App. Type:** LBC 12/06/2024 Approve with Conditions
Location: The Art Picture House, Haymarket Street, Bury, BL9 0AY
Proposal: Listed building consent to create four staff WC/changing cubicles in an undeveloped space on the first floor from new stud walls and the refurbishment of the existing staff room; Addition of a condenser to the rear elevation

Application No.: 70657 **App. Type:** FUL 12/06/2024 Approve with Conditions
Location: 45 Chestnut Avenue, Bury, BL9 7QW
Proposal: Two storey side extension

Application No.: 70705 **App. Type:** FUL 23/05/2024 Approve with Conditions
Location: 7 East Street, Bury, BL9 0RX
Proposal: Single storey rear extension

Application No.: 70707 **App. Type:** ADV 13/06/2024 Split Decision
Location: 10 Union Street and 40 The Rock, Bury, BL9 0NX
Proposal: Proposal A: 2 no. internally illuminated projecting signs; 5 no. internally illuminated digital posters; 1 no. non-illuminated information poster

 Proposal B: 3 no. internally illuminated fascia signs

Application No.: 70710 **App. Type:** FUL 19/06/2024 Refused
Location: Performance House, Heywood Street, Bury, BL9 7DZ
Proposal: Change of use of part car showroom (Sui Generis) to retail (Class E(a))and office (Class E(g)(i)) single storey extension and external alterations

Ward: **Bury East - Moorside**

Application No.: 70074 **App. Type:** LDGP 21/05/2024 Lawful Development
Location: Europa House, 79-81 Barcroft Street, Suite 2e, Bury, BL9 5BT

Proposal: Lawful development certificate for proposed use permitting the occupation of the premises which falls within use Class E(g)(i) (office) for the purpose of undertaking the administrative and operational functions of an app based private hire vehicle operator

Application No.: 70552 **App. Type:** FUL 20/05/2024 Refused

Location: Strachans Chemist, 166A Walmersley Road, Bury, BL9 6LL

Proposal: Two storey rear extension

Application No.: 70569 **App. Type:** FUL 23/05/2024 Approve with Conditions

Location: Hoyles Park, Bowling Green, Huntley Mount Road, Bury, BL9 6HY

Proposal: Erection of storage container for community use (temporary consent for 3 years)

Application No.: 70623 **App. Type:** FUL 30/05/2024 Approve with Conditions

Location: 51 Walmersley Road, Bury, BL9 5AE

Proposal: Change of use of ground floor from hot food takeaway (Sui Generis) to form additional residential accommodation to existing flat (Use Class C3) and office (Use Class E).

Application No.: 70725 **App. Type:** FUL 20/06/2024 Approve with Conditions

Location: 19A Chesham Road, Bury, BL9 6LY

Proposal: Single storey rear extension

Application No.: 70728 **App. Type:** FUL 12/06/2024 Approve with Conditions

Location: Land at 45-47 Brook Street, Bury, BL9 6HF

Proposal: Change of use of land from storage land to car park

Ward: **Bury East - Redvales**

Application No.: 70579 **App. Type:** FUL 17/06/2024 Approve with Conditions

Location: 1 Fletcher Fold Road, Bury, BL9 9RX

Proposal: Single storey rear extension

Application No.: 70663 **App. Type:** FUL 19/06/2024 Approve with Conditions

Location: 4 Astbury Close, Bury, BL9 9GD

Proposal: Rear dormer

Application No.: 70679 **App. Type:** FUL 11/06/2024 Refused

Location: Heaton House, Brierley Street, Bury, BL9 9HN

Proposal: Alterations to first floor to combine two existing House in Multiple Occupation units (HMO) into one 6 bedroom (single occupancy) House in Multiple Occupation (HMO)

Application No.: 70724 **App. Type:** LDCE 20/06/2024 Lawful Development

Location: 6 Orchid Drive, Bury, BL9 9EL

Proposal: Lawful Development Certificate for existing single storey extension at side/rear

Ward: **Bury West - Elton**

Application No.: 70656 **App. Type:** ADV 11/06/2024 Approve with Conditions
Location: Land adjacent to 36 Tottington Road, Bury, BL8 1LL
Proposal: To rebuild the advertising structure with non-illuminated sign

Application No.: 70747 **App. Type:** FUL 24/06/2024 Approve with Conditions
Location: 11 Adlington Close, Bury, BL8 2HS
Proposal: Single storey extension at side

Ward: **Bury West - West**

Application No.: 70664 **App. Type:** FUL 03/06/2024 Approve with Conditions
Location: 108 & 110 Ainsworth Road, Bury, BL8 2RS
Proposal: Change of use of No.108 Dwelling (class C3) to dental clinic (class D) merge with existing dental clinic at No.110, Window to front elevation; 3 new parking bays at rear, and single storey rear extension.

Application No.: 70704 **App. Type:** FUL 23/05/2024 Approve with Conditions
Location: 8 Ribbleton Close, Bury, BL8 2TH
Proposal: Replacement of existing rear conservatory with single storey rear extension

Application No.: 70723 **App. Type:** FUL 24/06/2024 Approve with Conditions
Location: 22 Otterbury Close, Bury, BL8 2TY
Proposal: Single storey rear extension

Application No.: 70764 **App. Type:** FUL 20/06/2024 Approve with Conditions
Location: 17 Settle Close, Bury, BL8 2TP
Proposal: Erection of 2 no. outbuildings to be used as a gym and garden room

Ward: **North Manor**

Application No.: 69913 **App. Type:** FUL 30/05/2024 Refused
Location: Waterside, Kay Street, Summerseat, Bury, BL9 5PE
Proposal: Erection of 5 no. dwellings with associated road and landscaping and an upgraded vehicular entrance off Kay Street

Application No.: 70584 **App. Type:** FUL 20/06/2024 Approve with Conditions
Location: Land fronting 21/23 Bolton Road, Tottington, Bury, BL8 4HZ
Proposal: Widening of existing driveway and formation of 5 no. car parking spaces; erection of 2 no. sliding access gates and 1.3 metres high fencing

Application No.: 70631 **App. Type:** FUL 12/06/2024 Approve with Conditions
Location: 369 Holcombe Road, Tottington, Bury, BL8 4DT
Proposal: Erection of wrought iron railings to front wall and 1.3m high electric driveway gate

Application No.: 70651 **App. Type:** FUL 20/05/2024 Approve with Conditions
Location: 21 Greenmount Drive, Tottington, Bury, BL8 4HA
Proposal: Two storey rear extension with glazed balcony; Two storey side extension with front & rear dormers; Single storey / two storey front extension; Single storey rear extension

Application No.: 70673 **App. Type:** LDCP 29/05/2024 Lawful Development
Location: 9 Caldy Drive, Ramsbottom, Bury, BL0 9TY
Proposal: Lawful development certificate for proposed single storey front porch to dwelling and detached outbuilding to curtilage

Application No.: 70681 **App. Type:** LDCP 04/06/2024 Lawful Development
Location: 12 Aviemore Close, Ramsbottom, Bury, BL0 9WA
Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 70684 **App. Type:** LDCP 04/06/2024 Lawful Development
Location: 11 Stretton Road, Ramsbottom, Bury, BL0 9SX
Proposal: Lawful development certificate for proposed hip to gable loft conversion with dormer at rear and rooflights at front

Application No.: 70701 **App. Type:** FUL 20/05/2024 Approve with Conditions
Location: 261 Holcombe Road, Tottington, Bury, BL8 4BD
Proposal: Single Storey Side Extension

Application No.: 70746 **App. Type:** FUL 20/06/2024 Approve with Conditions
Location: 13 Crag Avenue, Summerseat, Ramsbottom, Bury, BL9 5NZ
Proposal: Single storey front extension

Ward: **Prestwich - Holyrood**

Application No.: 70479 **App. Type:** FUL 19/06/2024 Approve with Conditions
Location: 93 Simister Lane, Prestwich, Manchester, M25 2SU
Proposal: Two storey/single storey front extension; Three storey/single storey rear extension; Raise of roof ridge height; Loft conversion with 3 no. rear dormers & 4 no. front velux windows; Rear ground floor balcony; Erection of wall & gates to front & side; Creation of new vehicular access

Application No.: 70633 **App. Type:** FUL 11/06/2024 Approve with Conditions
Location: 10 Penrith Avenue, Whitefield, Manchester, M45 6UJ
Proposal: Single storey extension at side/rear and garage conversion

Application No.: 70678 **App. Type:** FUL 13/06/2024 Approve with Conditions
Location: 25 Beeston Grove, Whitefield, Manchester, M45 6UD
Proposal: Two storey side extension; Single storey rear extension; Garage conversion; Front canopy

Application No.: 70690 **App. Type:** FUL 12/06/2024 Approve with Conditions
Location: 13 Hill Top Avenue, Prestwich, Manchester, M25 1LL
Proposal: Proposed single storey side extension

Ward: **Prestwich - Sedgley**

Application No.: 70596 **App. Type:** FUL 21/05/2024 Approve with Conditions
Location: 69 Sheepfoot Lane, Prestwich, Manchester, M25 0DN
Proposal: Two storey extension at side/rear with part single storey rear extension; Hip to gable loft conversion with rear dormer and front bay dormer

Application No.: 70617 **App. Type:** FUL 06/06/2024 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 with rear balcony; installation of air-conditioning units.

Application No.: 70665 **App. Type:** LDCP 26/06/2024 Lawful Development
Location: 16 Rochester Avenue, Prestwich, Manchester, M25 0LF
Proposal: Lawful development certificate for proposed change of use of dwelling (Class C3a) to a residential home (Class C2) for a maximum of two children with up to two carers who would work 1 sleeping and 1 waking overnight on a rota basis and one manager working business hours (Mon-Fri).

Application No.: 70683 **App. Type:** FUL 26/06/2024 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 and two storey extension at rear with amendment to balcony.

Application No.: 70687 **App. Type:** GPDE 29/05/2024 Prior Approval Not Required - Extension
Location: 69 Richmond Avenue, Prestwich, Manchester, M25 0LW
Proposal: Prior approval for proposed single storey rear extension

Application No.: 70689 **App. Type:** ADV 13/06/2024 Approve with Conditions
Location: 205 Bury Old Road, Prestwich, Manchester, M25 1JF
Proposal: Replacement of billboard advertising display to D-Poster illuminated advertising display

Application No.: 70708 **App. Type:** FUL 19/06/2024 Approve with Conditions
Location: 12 Beechwood Road, Prestwich, Manchester, M25 0GL
Proposal: Single storey side extension

Application No.: 70771 **App. Type:** FUL 24/06/2024 Approve with Conditions
Location: 18 Sandringham Grange, Prestwich, Manchester, M25 0BY
Proposal: Single storey rear extension

Application No.: 70775 **App. Type:** FUL 24/06/2024 Refused
Location: 90 Kings Road, Prestwich, Manchester, M25 0FY
Proposal: First floor extension at front

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

Application No.: 70383 **App. Type:** FUL 29/05/2024 Approve with Conditions
Location: The Rectory, 41 Church Lane, Prestwich, Manchester, M25 1AN
Proposal: Erection of detached double garage at side/rear

Application No.: 70562 **App. Type:** FUL 30/05/2024 Approve with Conditions
Location: 65 Shrewsbury Road, Prestwich, Manchester, M25 9GQ
Proposal: Erection of porch and garage conversion including removal of existing garage door and replacement with glass door/window unit.

Application No.: 70674 **App. Type:** FUL 19/06/2024 Approve with Conditions
Location: 1 Park Avenue, Prestwich, Manchester, M25 1EW
Proposal: Two storey rear extension; Two storey/single storey side extension; Raised decking with balcony and steps into rear garden

Application No.: 70676 **App. Type:** LDCEP 11/06/2024 Lawful Development
Location: 101 Clifton Road, Prestwich, Manchester, M25 3HG
Proposal: Lawful development certificate for proposed erection of rear dormer and 1no. rooflight to front elevation

Application No.: 70692 **App. Type:** FUL 30/05/2024 Approve with Conditions
Location: 79 Agecroft Road West, Prestwich, Manchester, M25 9RF
Proposal: Single storey extension at front and single/two storey extension at rear with roof terrace

Ward: **Radcliffe - East**

Application No.: 70563 **App. Type:** FUL 11/06/2024 Refused
Location: 78-80 Church Street West, Radcliffe, Manchester, M26 2SY
Proposal: Change of use from former showroom/workshop to 28 no. bedroom (single occupancy) building of multiple residential occupation (Sui Generis)

Application No.: 70647 **App. Type:** FUL 21/05/2024 Approve with Conditions
Location: 35 Bankside Avenue, Radcliffe, Manchester, M26 2QH
Proposal: Erection of decking on raised platform with steps, balustrade and fencing, gates, garden room pod and covered spa area

Ward: **Radcliffe - North and Ainsworth**

Application No.: 64613 **App. Type:** FUL 07/06/2024 Approve with Conditions
Location: Land at Jubilee Works, Vale Street, Radcliffe, Bolton, BL2 6QF

Proposal: Change of use of land and erection of 2.4 metre high security fencing/gates to form hard standing/storage compound and erection of 2 no. buildings/structures for awning manufacture (Class B2), infilling of existing lodge and new site lighting

Application No.: 70572 **App. Type:** LDCP 24/05/2024 Lawful Development

Location: 7 Arthur Lane, Radcliffe, Bolton, BL2 5PW

Proposal: Lawful development certificate for proposed outbuilding to provide garage, home office and gym

Application No.: 70603 **App. Type:** FUL 03/06/2024 Approve with Conditions

Location: 84 Church Street, Ainsworth, Bolton, BL2 5RS

Proposal: Two/single storey side extension

Application No.: 70613 **App. Type:** FUL 29/05/2024 Approve with Conditions

Location: 46 Bradley Fold Road, Radcliffe, Bolton, BL2 5QP

Proposal: Creation of new vehicular access

Application No.: 70636 **App. Type:** FUL 07/06/2024 Approve with Conditions

Location: 135 Bury & Bolton Road, Radcliffe, Manchester, M26 4JY

Proposal: Garage conversion and front porch

Ward: **Radcliffe - West**

Application No.: 70576 **App. Type:** FUL 14/06/2024 Approve with Conditions

Location: Millwood Primary Special School, School Street, Radcliffe, Manchester, M26 3BW

Proposal: Variation of condition no.14 (tree protection plan) following approval of planning permission 70195; Remove an additional 10 no. trees and replace them with 24 no. native trees

Application No.: 70798 **App. Type:** LDCP 20/06/2024 Lawful Development

Location: 5 Keats Crescent, Radcliffe, Manchester, M26 3GT

Proposal: Lawful development certificate for proposed change of use of single dwelling to multiple occupancy use 6 bedrooms (Class C4)

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 70622 **App. Type:** FUL 31/05/2024 Approve with Conditions

Location: White Paddocks Lodge, Harwood Road, Tottington, Bury, BL8 3PT

Proposal: First floor side extension

Application No.: 70729 **App. Type:** FUL 24/06/2024 Approve with Conditions

Location: 32 Sheep Gate Drive, Tottington, Bury, BL8 3JZ

Proposal: Single storey rear/side extension

Application No.: 70743 **App. Type:** FUL 20/06/2024 Approve with Conditions

Location: 134 Bury Road, Tottington, Bury, BL8 3ET

Proposal: Two storey/single storey side extension

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 70654 **App. Type:** FUL 23/05/2024 Approve with Conditions
Location: 44 Bridge Street, Ramsbottom, Bury, BL0 9AQ
Proposal: Replacement of existing timber shop front with hybrid timber and new aluminium shop front and stone stall riser

Application No.: 70714 **App. Type:** LDCP 12/06/2024 Lawful Development
Location: 14 Knowl Close, Ramsbottom, Bury, BL0 9YY
Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 70717 **App. Type:** FUL 24/06/2024 Approve with Conditions
Location: 10 Cleveland Close, Ramsbottom, Bury, BL0 9FH
Proposal: Single storey porch and wc extension at front

Application No.: 70739 **App. Type:** CON 31/05/2024 Raise No Objection
Location: Land west of Market Street, Edenfield (H66)
Proposal: Article 18 consultation from Rossendale Council: Version 4 of the Masterplan & Design Code in association with Housing Allocation H66 of the Adopted Rossendale Local Plan

Ward: **Whitefield + Unsworth - Besses**

Application No.: 70648 **App. Type:** FUL 30/05/2024 Approve with Conditions
Location: 40 Windsor Avenue, Whitefield, Manchester, M45 6BA
Proposal: Demolition of existing garage and erection of single storey extension at side

Application No.: 70719 **App. Type:** PRNPV 25/06/2024 Prior Approval Not Required
Location: Units 5,6 & 7 Park Seventeen, Whitefield, Manchester, M45 8FJ
Proposal: Prior approval for proposed roof mounted solar PV system comprising a maximum no. of 400 panels at 173.70kwp

Application No.: 70737 **App. Type:** FUL 12/06/2024 Approve with Conditions
Location: 1 Brook Drive, Whitefield, Manchester, M45 8FR
Proposal: Demolition of existing side garage; Single storey side extension; Front porch

Application No.: 70754 **App. Type:** LDCP 20/06/2024 Lawful Development
Location: 20 Cambeck Close, Whitefield, Manchester, M45 8NF
Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 70773 **App. Type:** GPDE 13/06/2024 Prior Approval Not Required - Extension
Location: 59 Lancaster Avenue, Whitefield, Manchester, M45 6DE
Proposal: Prior approval for proposed single storey rear extension

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

Application No.: 70573 **App. Type:** FUL 12/06/2024 Approve with Conditions
Location: 21 Pinfold Lane, Whitefield, Manchester, M45 7NY
Proposal: Erection of front boundary wall/fencing with sliding vehicle gate and a pedestrian gate

Application No.: 70702 **App. Type:** FUL 19/06/2024 Approve with Conditions
Location: 15 Eight Acre, Whitefield, Manchester, M45 7LW
Proposal: Single storey rear/side extension including raising of the ridge; Extension of vehicular access; front porch

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 70478 **App. Type:** FUL 23/05/2024 Approve with Conditions
Location: 58 Apollo Avenue, Bury, BL9 8HG
Proposal: Single storey front extension to include garage conversion; Front porch; First floor side extension with rear dormer and Single storey rear extension.

Application No.: 70588 **App. Type:** FUL 23/05/2024 Approve with Conditions
Location: 4 Rufford Close, Whitefield, Manchester, M45 8UD
Proposal: Demolition of existing conservatory & erection of new single storey garden room at rear

Application No.: 70589 **App. Type:** FUL 23/05/2024 Approve with Conditions
Location: Sunny Bank Primary School, Hathaway Road, Bury, BL9 8EQ
Proposal: Demolition of existing temporary classrooms to the north of the site; Side/rear extension to existing building providing 3 new teaching areas

Application No.: 70709 **App. Type:** FUL 21/06/2024 Approve with Conditions
Location: 1 Stokesay Close, Bury, BL9 8DB
Proposal: Proposed single storey side/rear extension with external stairs

Application No.: 70800 **App. Type:** LDGP 20/06/2024 Lawful Development
Location: 12 Kenmore Road, Whitefield, Manchester, M45 8ER
Proposal: Lawful development certificate for proposed single storey side extension

Total Number of Applications Decided: 78