

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	27 August 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 15/07/2024 and 15/08/2024



Ward: **Bury East**

Application No.: 70733 **App. Type:** FUL 19/07/2024 Approve with Conditions
Location: Bury College Woodbury Centre, Market Street, Bury, BL9 0BG
Proposal: Erection of temporary timber hoarding/access gates around perimeter of the front entrance (maximum height of 2.4 metres)

Application No.: 70734 **App. Type:** ADV 19/07/2024 Approve with Conditions
Location: Bury College Woodbury Centre, Market Street, Bury, BL9 0BG
Proposal: Non-illuminated vinyl banners to temporary timber hoarding

Application No.: 70776 **App. Type:** FUL 09/08/2024 Refused
Location: Pedestrian area adj 2 Central Street/4 Clerke Street, The Rock, Bury, BL9 0JN
Proposal: Installation of multifunctional communication hub including defibrillator and advertisement display

Application No.: 70777 **App. Type:** ADV 09/08/2024 Refused
Location: Pedestrian area adj 2 Central Street/4 Clerke Street, The Rock, Bury, BL9 0JN
Proposal: Internally illuminated advertisement display comprising of LCD portrait screen integrated into communication hub

Application No.: 70827 **App. Type:** FUL 26/07/2024 Refused
Location: Land off Arley Avenue, rear of 1 Copse Drive & 2 Spinney Drive, Bury, BL9 5HE
Proposal: Variation of condition no. 2 following approval of planning permission 69387: (Formation of car park and erection of boundary fence) - Removal of demarcation of car park lines from proposed site layout

Application No.: 70841 **App. Type:** FUL 15/08/2024 Approve with Conditions
Location: 12 Bolton Street, Bury, BL9 0LQ
Proposal: Installation of extraction flue and 2 no air conditioning units

Ward: **Bury East - Moorside**

Application No.: 70368 **App. Type:** FUL 09/08/2024 Approve with Conditions
Location: 1 Ferngrove House, Rochdale Old Road, Bury, BL9 7LS
Proposal: Demolition of existing garage at side and erection of 3 storey extension at side with roof lights at front and rear to provide 6 no. additional single occupancy bedrooms (13 no. in total) to existing HMO with associated parking and refuse storage

Application No.: 70671 **App. Type:** FUL 17/07/2024 Approve with Conditions
Location: Chamberhall Business Park, Harvard Road, Bury, BL9 0FU
Proposal: Variation of condition no. 2 (approved drawings) following approval of planning permission 68699 - Additional drawings for the construction of a pre-cast concrete retaining wall along western site boundary and rear of building (block A)

Application No.: 70721 **App. Type:** FUL 26/07/2024 Approve with Conditions
Location: 40 Birch Street, Bury, BL9 5AL
Proposal: Change of use from 2 no. flats (Class C3) to office and storage space (Class E)

Application No.: 70830 **App. Type:** LDCP 30/07/2024 Lawful Development
Location: Flats 1-4, 1-3 Porter Street, Bury, BL9 5DZ
Proposal: Lawful development certificate for proposed change of use from 4 no. flats (Class C3) to 4no. HMO's (C4)

Application No.: 70864 **App. Type:** FUL 09/08/2024 Approve with Conditions
Location: Mayfield Garage Ltd, Eldon Street, Bury, BL9 5AZ
Proposal: Reinstatement of vehicular access to front elevation with roller shutter door

Ward: **Bury East - Redvales**

Application No.: 70794 **App. Type:** FUL 26/07/2024 Approve with Conditions
Location: 85 Bronte Avenue, Bury, BL9 9RN
Proposal: Single storey rear extension

Ward: **Bury West - Church**

Application No.: 70732 **App. Type:** PIAPA 16/07/2024 Prior Approval Not Required
Location: 43 Bolton Road, Bury, BL8 2AB
Proposal: Prior approval for proposed change of use of ground floor from commercial, business and service (Use Class E) to a residential dwelling (Use Class C3)

Application No.: 70767 **App. Type:** FUL 25/07/2024 Approve with Conditions
Location: Moor House, 42 Cockey Moor Road, Bury, BL8 2HB
Proposal: Two storey side extension and demolition of existing porch and construction of new double storey porch

Application No.: 70820 **App. Type:** LDCP 30/07/2024 Lawful Development
Location: 74 Grantham Drive, Bury, BL8 1XW
Proposal: Lawful development certificate for proposed conversion of the existing garage (with heated habitable spaces above and below) into a bedroom, bathroom and utility room.

Application No.: 70867 **App. Type:** LDCP 14/08/2024 Lawful Development
Location: 562 Bolton Road, Bury, BL8 2DU
Proposal: Lawful development certificate for proposed erection of a rear dormer and 2no of side dormers including installation of 1no of rooflight at the front roof

Application No.: 70881 **App. Type:** FUL 19/07/2024 Approve with Conditions
Location: 14 Clitheroe Drive, Bury, BL8 2JU
Proposal: Single storey / two storey extension at side and pitched roof over garage and porch

Ward: **Bury West - Elton**

Application No.: 70741 **App. Type:** FUL 23/07/2024 Approve with Conditions
Location: 33 Elton Fold Chase, Bury, BL8 1PW
Proposal: Single storey extension at side / rear; loft conversion including 1 no. loft window at front and 2 no. loft windows at rear

Application No.: 70784 **App. Type:** LDCP 16/07/2024 Lawful Development
Location: 7 Woodhill Vale, Bury, BL8 1AH
Proposal: Lawful development certificate for proposed use as residential institution (Use Class C2)

Application No.: 70822 **App. Type:** FUL 18/07/2024 Approve with Conditions
Location: 21 Holme Avenue, Bury, BL8 1HN
Proposal: Single storey extension at rear/ side

Application No.: 70850 **App. Type:** FUL 14/08/2024 Approve with Conditions
Location: Cromer House, Cromer Road, Bury, BL8 1ES
Proposal: Two storey side extension, first floor side extension, front porch entrance, single storey rear extension, solar panels, brick boundary wall and railings to the front of site, new pedestrian access and widening of the existing vehicular access.

Application No.: 70868 **App. Type:** GPDE 30/07/2024 Prior Approval Not Required - Extension
Location: 12 Bramley Drive, Bury, BL8 1JL
Proposal: Prior approval for proposed single storey extension

Ward: **North Manor**

Application No.: 70812 **App. Type:** FUL 08/08/2024 Approve with Conditions
Location: 1 St Austell Drive, Tottington, Bury, BL8 4EY
Proposal: Two storey rear extension; single storey extension to garage at rear; single storey extension to existing front porch; car port at side and external landscaping works

Application No.: 70823 **App. Type:** LBC 15/08/2024 Approve with Conditions
Location: The Lee, 635 Walmersley Road, Bury, BL9 5JA
Proposal: Listed Building Consent - Refurbishment / repair of the existing pitched roof covering, including new / refurbished leadwork and inclusion of vapour permeable sarking felt and treated timber counter battens.

Ward: **Prestwich - Holyrood**

Application No.: 70695 **App. Type:** LDCP 16/07/2024 Lawful Development
Location: 121 Simister Lane, Prestwich, Manchester, M25 2SA
Proposal: Lawful development certificate for proposed detached outbuilding to be constructed under Class E - provision of buildings and other development on land surrounding the house.

Application No.: 70766 **App. Type:** FUL 09/08/2024 Approve with Conditions
Location: 2 Lilac Grove, Prestwich, Manchester, M25 3DT
Proposal: Two storey extension at side and rear dormer.

Application No.: 70774 **App. Type:** FUL 25/07/2024 Approve with Conditions
Location: 1 Derby Road, Whitefield, Manchester, M45 6TW
Proposal: Demolition of existing garage; Single storey rear extension with raised decking/steps to garden level; Loft conversion with rear dormer and juliette balcony

Application No.: 70811 **App. Type:** FUL 29/07/2024 Approve with Conditions
Location: 10 Langley Grange, Prestwich, Manchester, M25 3EA
Proposal: Single Storey Rear Extension

Application No.: 70869 **App. Type:** FUL 15/08/2024 Approve with Conditions
Location: 23 Warwick Avenue, Whitefield, Manchester, M45 6TU
Proposal: Single storey side extension; Front and side porches; Loft conversion with rear dormer

Ward: **Prestwich - Sedgley**

Application No.: 70488 **App. Type:** FUL 26/07/2024 Approve with Conditions
Location: 78 Albert Avenue, Prestwich, Manchester, M25 0LU
Proposal: Hip to gable roof extension at side; Loft conversion with front and rear dormers; First floor rear extension

Application No.: 70628 **App. Type:** FUL 25/07/2024 Approve with Conditions
Location: 18 Arlington Avenue, Prestwich, Manchester, M25 9NF
Proposal: Loft conversion with rear dormer; Garage extension and conversion to annex/living accommodation ancillary to the existing dwelling for a live in carer

Application No.: 70685 **App. Type:** FUL 26/07/2024 Approve with Conditions
Location: 1 Park Hill, Bury Old Road, Prestwich, M25 0FX
Proposal: Two storey rear extension and extractor system at rear

Application No.: 70742 **App. Type:** FUL 18/07/2024 Refused
Location: 31 Grosvenor Street, Prestwich, Manchester, M25 1ES
Proposal: Change of use from dwelling (Class C3) and Swim School building (Class E(d)) to 10 no. bed House of Multiple Occupancy (HMO) (Class Sui Generis) to include changes to the fenestration of the pool building; Loft conversion with 2 no. rear dormers to dwelling

Application No.: 70810 **App. Type:** FUL 26/07/2024 Approve with Conditions
Location: 34 Scholes Lane, Prestwich, Manchester, M25 0AY
Proposal: Two storey side extension with render and rear juliette balcony; Single storey rear extension

Application No.: 70838 **App. Type:** FUL 19/07/2024 Approve with Conditions
Location: 69 Richmond Avenue, Prestwich, Manchester, M25 0LW
Proposal: Single storey side and rear extension

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

Application No.: 70750 **App. Type:** FUL 25/07/2024 Approve with Conditions

Location: 57 Prestwich Hills, Prestwich, Manchester, M25 9PY

Proposal: Garage conversion including change from garage door to window; Single Storey side extension; first floor extensions at front and side and single storey rear extension

Application No.: 70778 **App. Type:** TEL 15/07/2024 Prior Approval Required and Refused

Location: Land at Firwood Timber and Plywood Ltd, Greengate Lane, Prestwich, Manchester, M25 3HW

Proposal: Prior approval for proposed installation of telecommunications mast - 20m lattice tower, supporting 6 no. antennas, 15 no. RRU's BS 2 no. transmission dishes (300mm & 600mm). Installation of 3 no. cabinets on new concrete base and ancillary equipment

Application No.: 70806 **App. Type:** FUL 25/07/2024 Refused

Location: 132 Lowther Road, Prestwich, Manchester, M25 9QP

Proposal: Single storey front porch extension; Rendering of gable wall & front porch

Application No.: 70839 **App. Type:** FUL 19/07/2024 Approve with Conditions

Location: 50 Scott Road, Prestwich, Manchester, M25 9GN

Proposal: Single storey rear extension

Application No.: 70878 **App. Type:** FUL 29/07/2024 Refused

Location: 7 Pimlott Grove, Prestwich, Manchester, M25 9TR

Proposal: Installation of air source heat pump to rear

Ward: **Radcliffe - East**

Application No.: 70769 **App. Type:** FUL 16/07/2024 Approve with Conditions

Location: 8 Sycamore Drive, Radcliffe, Manchester, M26 4SA

Proposal: Single/two storey rear extension

Application No.: 70770 **App. Type:** FUL 26/07/2024 Refused

Location: 100 Spring Lane, Radcliffe, Manchester, M26 2QX

Proposal: Creation of an additional shop Class E (a) to rear of the existing shop Class (E), including alteration of existing window on side elevation to form new shop front

Application No.: 70793 **App. Type:** FUL 25/07/2024 Approve with Conditions

Location: 5 Greenbank Road, Radcliffe, Manchester, M26 4FR

Proposal: Replace existing rear conservatory with single storey rear extension

Application No.: 70887 **App. Type:** FUL 30/07/2024 Approve with Conditions

Location: 14 Withins Lane, Radcliffe, Manchester, M26 2RU

Proposal: Single storey rear extension; Render to rear elevation

Ward: **Radcliffe - North and Ainsworth**

Application No.: 70857 **App. Type:** FUL 26/07/2024 Approve with Conditions
Location: 44 Bradley Fold Road, Ainsworth, Bolton, BL2 5QP
Proposal: Creation of vehicular access and driveway at front

Application No.: 70859 **App. Type:** GPDE 16/07/2024 Prior Approval Not Required - Extension
Location: 22 Saville Road, Radcliffe, Manchester, M26 4JX
Proposal: Prior approval for proposed single storey rear extension

Application No.: 70879 **App. Type:** FUL 26/07/2024 Approve with Conditions
Location: 3 Chatsworth Road, Radcliffe, Manchester, M26 4NT
Proposal: First floor side extension

Ward: **Radcliffe - West**

Application No.: 70649 **App. Type:** LDCP 15/08/2024 Lawful Development
Location: 16 King Street, Radcliffe, Manchester, M26 1ND
Proposal: Lawful development certificate for proposed change of use from dwellinghouse C3(a) to home for 3 young adults (aged 18-25) C3(b)

Application No.: 70833 **App. Type:** FUL 09/08/2024 Approve with Conditions
Location: 130 Outwood Road, Radcliffe, Manchester, M26 1BG
Proposal: Single storey extension at front, two storey extension at side, Amendment to previously approved single/two storey rear extension by way of increased width to two storey section and amendments to ground floor openings.

Application No.: 70894 **App. Type:** AG 29/07/2024 Prior Approval Not required
Location: Shoreside Bungalow, Prestolee Road, Radcliffe, Manchester, M26 1FJ
Proposal: Prior notification for proposed agricultural building

Application No.: 70906 **App. Type:** AG 30/07/2024 Prior Approval Not Required
Location: Scotson Fold Farm, Scotson Fold, Radcliffe, Manchester, M26 3SQ
Proposal: Prior approval for proposed agricultural building

Ward: **Ramsbottom**

Application No.: 70507 **App. Type:** LBC 19/07/2024 Approve with Conditions
Location: Plant Farm, Cross Lane, Ramsbottom, Bury, BL8 4LY
Proposal: Listed building consent for internal alterations to layout of main dwelling; tanking of cellar; replacement of ceiling/floor timbers; opening up of internal wall

Application No.: 70672 **App. Type:** FUL 16/07/2024 Approve with Conditions
Location: 72 Nuttall Lane, Ramsbottom, Bury, BL0 9JZ
Proposal: Front porch, alterations to fenestration and solar panels to the rear.

Application No.: 70761 **App. Type:** FUL 23/07/2024 Approve with Conditions
Location: 17 St Edmund Hall Close, Ramsbottom, Bury, BL0 9DE
Proposal: Two storey rear extension; Single storey side/rear extension; Front porch

Application No.: 70837 **App. Type:** FUL 14/08/2024 Approve with Conditions
Location: 25 Callender Street, Ramsbottom, Bury, BL0 9DX
Proposal: Garage conversion to habitable along with the installation of roof lights on both the existing garage and the main dwelling.

Application No.: 70848 **App. Type:** FUL 19/07/2024 Approve with Conditions
Location: 7 Cotswold Close, Ramsbottom, Bury, BL0 9LJ
Proposal: Single Storey Side Extension

Ward: **Tottington**

Application No.: 70667 **App. Type:** FUL 23/07/2024 Refused
Location: 16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD
Proposal: Change of use from office to residential (Class C3) and erection of timber shed

Application No.: 70713 **App. Type:** LDCE 08/08/2024 Lawful Development
Location: 30A Church Street, Tottington, Bury, BL8 3AT
Proposal: Lawful development certificate for existing outbuilding

Application No.: 70953 **App. Type:** SCR 01/08/2024 EIA Required
Location: Land off Church Street/ Scobell Street, Tottington, Bury, BL8 3DE
Proposal: EIA Screening Opinion' under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for proposed residential development of up to 300 dwellings

Ward: **Whitefield + Unsworth - Besses**

Application No.: 70698 **App. Type:** FUL 19/07/2024 Approve with Conditions
Location: 70 Hardmans Road, Whitefield, Manchester, M45 7BD
Proposal: Single storey extension at front to form porch/lobby

Application No.: 70836 **App. Type:** FUL 08/08/2024 Refused
Location: 17 Billberry Close, Whitefield, Manchester, M45 8BL
Proposal: Removal of existing conservatory and erection of two/single storey rear extension; Raise roof ridge height/roof extension/loft conversion to form second floor with roof terrace; New first floor windows to side elevations

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

Application No.: 70753 **App. Type:** PRNPV 18/07/2024 Prior Approval Not required
Location: Higher Lane Primary School, Egerton Road, Whitefield, Manchester, M45 7EX
Proposal: Prior approval for proposed installation of solar PV panels to roof

Application No.: 70762 **App. Type:** FUL 17/07/2024 Approve with Conditions
Location: 3 Ringley Drive, Whitefield, Manchester, M45 7BX
Proposal: Raise of roof ridge height, Two storey front extension; Single storey rear extension with glass balustrade and steps to garden; External alterations

Application No.: 70815 **App. Type:** FUL 29/07/2024 Approve with Conditions
Location: 2 West View Grove, Radcliffe, Manchester, M45 7NQ
Proposal: Variation of conditions 2 (approved plans) and 3 (materials) following approval of planning permission ref. 66734 (Alteration to roof including increase in height) - Roof height to be increased 257mm higher than approved and change external finishing material of walls to render white or off white

Application No.: 70834 **App. Type:** FUL 01/08/2024 Approve with Conditions
Location: 9 Holcombe Grove, Radcliffe, M26 1SE
Proposal: Two/single storey extension at side/rear with garden terraces

Application No.: 70835 **App. Type:** FUL 05/08/2024 Approve with Conditions
Location: 12 Ringley Chase, Whitefield, Manchester, M45 7UA
Proposal: Single storey side extension

Application No.: 70849 **App. Type:** FUL 08/08/2024 Approve with Conditions
Location: 47 Wingate Drive, Whitefield, Manchester, M45 7GX
Proposal: Two storey extension at rear and single storey extension at side/rear; New first floor windows to side elevations; Widening of existing vehicular access/driveway

Application No.: 70865 **App. Type:** LDGP 14/08/2024 Lawful Development
Location: 2 Newlands Avenue, Radcliffe, Manchester, M45 7WR
Proposal: Lawful development certificate for proposed conversion of existing garage to study; Existing garage door to be changed to a window.

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 70680 **App. Type:** FUL 23/07/2024 Refused
Location: 521 Manchester Road, Bury, BL9 9SH
Proposal: Proposed conversion of basement to an existing 6 bedroom House in Multiple Occupation (HMO) to form a 7-bed HMO

Application No.: 70782 **App. Type:** LDGP 17/07/2024 Lawful Development
Location: 11 Stokesay Close, Bury, BL9 8DB
Proposal: Lawful development certificate for proposed use of a (Class C3) dwelling as a children's home for up to three children, with up to three carers, two sleeping overnight working on a rota basis (Class C2)

Application No.: 70796 **App. Type:** FUL 18/07/2024 Approve with Conditions

Location: Land to south of Brick House Farm, Griffe Lane, Bury, BL9 8QS

Proposal: Change of house type of dwelling to plot 1

Application No.: 70851 **App. Type:** FUL 26/07/2024 Approve with Conditions

Location: 21 Leeds Close, Bury, BL9 8LD

Proposal: Demolition of existing detached garage; Two storey/single storey side extension with white render; Single storey rear extension; Front porch

Total Number of Applications Decided: 72