

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	26 September 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 16/08/2024 and 16/09/2024



Ward:

Application No.: 71006 **App. Type:** REG5 21/08/2024 Raise No Objection
Location: John Spencer Hazelhurst, 258 Bolton Road West, Ramsbottom, Bury, BL0 9PX
Proposal: Regulation 5 Notice of Intention to Install 1 no. cabinet

Application No.: 71011 **App. Type:** REG5 28/08/2024 Enquiry completed
Location: Bury New Road, Prestwich (3 locations)
Proposal: Regulation 5 Notice of Intention to Install telecommunications cabinet and feeder pillar (FPC 1, 2 & 3)

Application No.: 71013 **App. Type:** REG5 16/08/2024 Raise No Objection
Location: Pilkington Way, Radcliffe
Proposal: Regulation 5 Notice of Intention to Install telecommunications cabinet and feeder pillar (FPC 5)

Application No.: 71014 **App. Type:** REG5 16/08/2024 Raise No Objection
Location: Water Street, Radcliffe
Proposal: Regulation 5 Notice of Intention to Install telecommunications cabinet and feeder pillar (FPC 6)

Application No.: 71015 **App. Type:** REG5 28/08/2024 Enquiry completed
Location: Manchester Road, Bury
Proposal: Regulation 5 Notice of Intention to Install telecommunications cabinet and feeder pillar (FPC 7)

Application No.: 71016 **App. Type:** REG5 28/08/2024 Raise Objections
Location: Stopes Road, Radcliffe
Proposal: Regulation 5 Notice of Intention to Install telecommunications cabinet and feeder pillar (FPC 8)

Application No.: 71051 **App. Type:** REG5 29/08/2024 Enquiry completed
Location: Pavement opp 69 Bolton Road, Bury, BL8 2AR
Proposal: Regulation 5 Notice of intention to install 1 no. telecommunications cabinet and feeder pillar (Bury/1/FPC/21/1)

Application No.: 71052 **App. Type:** REG5 29/08/2024 Enquiry completed
Location: Pavement adj Elms Square, Bury New Road, Whitefield, Manchester, M45 7TA
Proposal: Regulation 5 Notice of intention to install 1 no. telecommunications cabinet and feeder pillar (Bury/1/FPC/23/1)

Application No.: 71053 **App. Type:** REG5 29/08/2024 Raise No Objection
Location: 2 x sites adj Morrisons, Stanley Street, Whitefield, Manchester, M45 8QH
Proposal: Regulation 5 Notice of intention to install 1 no. telecommunications cabinet and feeder pillar (Bury/1/FPC/24/1; Bury/1/FPC/25/1)

Application No.: 71054 **App. Type:** REG5 04/09/2024 Raise Objections
Location: 2 x sites, roundabout at Valley Park Road/Bury New Road & pavement o/s 508 Bury New Road, Prestwich, M25 3TG
Proposal: Regulation 5 Notice of intention to install 1 no. telecommunications cabinet and feeder pillar (Bury/1/FPC/27/1; Bury/1/FPC/28/1)

Application No.: 71055 **App. Type:** REG5 06/09/2024 Raises No Objection Subject to Condition
Location: Pavement adj Friendship Inn, Scholes Lane, Prestwich, Manchester, M25 0PD
Proposal: Regulation 5 Notice of intention to install 1 no. telecommunications cabinet and feeder pillar (Bury/1/FPC/29/1)

Ward: **Bury East**

Application No.: 70736 **App. Type:** FUL 22/08/2024 Approve with Conditions
Location: 77-79 The Rock, Bury, BL9 0NB
Proposal: Change of use of first/second/loft floor from offices (Class E) to 4 no. flats (Class C3) with proposed rear access for commercial unit 2 and additional rear access and bin storage

Application No.: 70902 **App. Type:** FUL 30/08/2024 Approve with Conditions
Location: 9 Primrose Court, Pimhole, Bury, BL9 7EZ
Proposal: Single storey extension at rear

Application No.: 70928 **App. Type:** FUL 03/09/2024 Approve with Conditions
Location: 18 Greywood Avenue, Bury, BL9 7QY
Proposal: Two storey/single storey rear extension

Application No.: 70936 **App. Type:** GPDE 28/08/2024 Prior Approval Not Required - Extension
Location: 27 South Cross Street, Bury, BL9 0RS
Proposal: Prior approval for single storey rear extension

Ward: **Bury East - Moorside**

Application No.: 70866 **App. Type:** FUL 16/08/2024 Approve with Conditions
Location: 32 The Drive, Bury, BL9 5DG
Proposal: Hipped to gable roof conversion with a flat roof dormer to the rear.

Application No.: 70945 **App. Type:** FUL 30/08/2024 Approve with Conditions
Location: Site of Car Time, Bell Lane, Bury, BL9 6BB
Proposal: Variation of condition no. 2 (approved plans) of planning permission 70253: Reduction of the overall height of two retail units, removal of glazing to the north elevation (facing into the site), minor amends to the design of the curtain walling and glazing.

Application No.: 70978 **App. Type:** FUL 10/09/2024 Approve with Conditions
Location: 83 Kingfisher Drive, Bury, BL9 6JF
Proposal: Single storey rear extension

Ward: Bury East - Redvales

Application No.: 70824 **App. Type:** FUL 29/08/2024 Approve with Conditions
Location: 183 Parkhills Road, Bury, BL9 9AF
Proposal: First floor extension to existing detached outbuilding with external staircase at side

Application No.: 70840 **App. Type:** FUL 05/09/2024 Approve with Conditions
Location: 68 Gigg Lane, Bury, BL9 9HU
Proposal: Two storey extension at rear (including basement level)

Application No.: 70842 **App. Type:** FUL 16/08/2024 Approve with Conditions
Location: 29 Parliament Street, Bury, BL9 0TE
Proposal: Change of use from dwelling (Class C3) to 8 bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis), loft conversion with rear dormer, roof light at front and associated works

Application No.: 70909 **App. Type:** FUL 21/08/2024 Approve with Conditions
Location: 108 Manchester Road, Bury, BL9 0TH
Proposal: Demolition of existing rear conservatory and replace with single storey rear summer house. Replacement of existing timber window frames with high performance windows; Repairs to front entrance doorway surround; Reduce levels to external path to side of property.

Application No.: 70910 **App. Type:** LBC 21/08/2024 Approve with Conditions
Location: 108 Manchester Road, Bury, BL9 0TH
Proposal: Listed building consent for proposed demolition of existing rear conservatory and replacement with single storey rear summer house. Replacement of existing timber window frames with high performance windows. Repairs to moulding to front entrance doorway surround and reduced levels to external path to side of property.

Application No.: 70939 **App. Type:** FUL 30/08/2024 Approve with Conditions
Location: 7 Grosvenor Street, Bury, BL9 9BJ
Proposal: Two storey side/rear extension; Single storey rear extension; Hip to gable loft conversion with rear dormer and 2 no. front velux windows; Front porch; 2 no. front pike windows; New driveway to the front and new vehicular access/dropped kerb.

Application No.: 70965 **App. Type:** FUL 11/09/2024 Approve with Conditions
Location: Bury Family Centre, 72-74 Tenters Street, Bury, BL9 0HL
Proposal: Change of use from offices (Class E) to 2 no. dwellings (Class C3) Reinstating 1m high metal fence along boundary

Ward: Bury West - Church (Historic)

Application No.: 70876 **App. Type:** FUL 16/08/2024 Approve with Conditions
Location: 273 Ainsworth Road, Bury, BL8 2LS
Proposal: Single storey rear extension; Garage conversion

Ward: Bury West - Elton

Application No.: 70843 **App. Type:** FUL 22/08/2024 Approve with Conditions
Location: 43 Woodhill Fold, Bury, BL8 1UY
Proposal: Single storey / two storey extension at side; single storey / two storey extension at side / rear; first floor balcony with glazed balustrade and external alterations

Application No.: 70950 **App. Type:** FUL 10/09/2024 Approve with Conditions
Location: 49 Rudgwick Drive, Bury, BL8 1YE
Proposal: Single storey front extension

Ward: **North Manor**

Application No.: 70818 **App. Type:** FUL 13/09/2024 Approve with Conditions
Location: 18 Pot Green, Ramsbottom, Bury, BL0 9RG
Proposal: Two storey side extension; Addition of first floor window to side elevation

Application No.: 70923 **App. Type:** FUL 19/08/2024 Approve with Conditions
Location: 4 Swan Road, Ramsbottom, Bury, BL8 4ES
Proposal: Single storey extension at side / rear including timber cladding to front, side and rear elevations

Application No.: 70925 **App. Type:** FUL 30/08/2024 Approve with Conditions
Location: Greenhalgh Fold Cottage, Whipney Lane, Tottington, Bury, BL8 4HT
Proposal: Demolition of existing garden shelter and replaced with new garden room

Application No.: 70926 **App. Type:** LBC 30/08/2024 Approve with Conditions
Location: Greenhalgh Fold Cottage, Whipney Lane, Tottington, Bury, BL8 4HT
Proposal: Listed building consent for demolition of existing garden shelter and replaced with new garden room

Ward: **Prestwich - Holyrood**

Application No.: 70873 **App. Type:** FUL 19/08/2024 Approve with Conditions
Location: 108 Heywood Road, Prestwich, Manchester, M25 1LE
Proposal: Front porch, part single storey / two storey side and rear extensions; flat roof dormer extension at rear; and the installation of 3 no. roof lights at front

Application No.: 70890 **App. Type:** FUL 22/08/2024 Approve with Conditions
Location: 9 Nursery Road, Prestwich, Manchester, M25 3EW
Proposal: Single storey side extension; New access of driveway and vehicular dropped crossing

Application No.: 70900 **App. Type:** LDCP 30/08/2024 Lawful Development
Location: 24 Brooklawn Drive, Prestwich, Manchester, M25 2GS
Proposal: Lawful development certificate for proposed single storey side extension replacing existing garage

Application No.: 70952 **App. Type:** FUL 21/08/2024 Approve with Conditions
Location: 8 Droughts Lane, Prestwich, Manchester, M25 2ST
Proposal: Two storey/single storey rear extension with balcony roof

Application No.: 70984 **App. Type:** FUL 11/09/2024 Approve with Conditions
Location: 34 St Josephs Avenue, Whitefield, Manchester, M45 6NT
Proposal: Loft conversion with raised ridge and rear dormer

Application No.: 70988 **App. Type:** FUL 10/09/2024 Approve with Conditions
Location: 95 Polefield Hall Road, Prestwich, Manchester, M25 2WW
Proposal: Single storey rear extension

Application No.: 71008 **App. Type:** GPDE 05/09/2024 Prior Approval Not Required - Extension
Location: 22 Willingdon Drive, Prestwich, Manchester, M25 1PA
Proposal: Prior approval for proposed single storey rear extension

Ward: **Prestwich - Sedgley**

Application No.: 69164 **App. Type:** FUL 06/09/2024 Approve with Conditions
Location: Former Texaco Garage, Bury Old Road, Prestwich, M25 0HH
Proposal: Erection of a retail unit (Use Class E(a)) and Synagogue (Use Class F1(f)) with associated car parking, landscaping, associated excavation works, access arrangement and addition of basement for use for storage. Removal of internal stairwell from previously approved application 63054 (Part Retrospective)

Application No.: 70561 **App. Type:** FUL 09/09/2024 Refused
Location: Land between 205-211 Bury Old Road, Prestwich, Manchester, M25 1JF
Proposal: Erection of building comprising of 7 no. apartments with associated parking and landscaping

Application No.: 70791 **App. Type:** FUL 20/08/2024 Approve with Conditions
Location: 33 Bland Road, Prestwich, Manchester, M25 9NW
Proposal: First floor extension and porch at front, two storey extension at front/side/rear and single storey extension at side/rear

Application No.: 70817 **App. Type:** FUL 22/08/2024 Approve with Conditions
Location: 62 Brooklands Road, Prestwich, Manchester, M25 0ED
Proposal: Two storey side extension

Application No.: 70821 **App. Type:** FUL 22/08/2024 Approve with Conditions
Location: 20 Winchester Avenue, Prestwich, Manchester, M25 0LJ
Proposal: First floor front extension

Application No.: 70907 **App. Type:** FUL 19/08/2024 Refused
Location: 53 Bury Old Road, Prestwich, Manchester, M25 0FG
Proposal: Variation of condition no. 3 following approval of planning permission 69740 - Opening hours to be extended from Sunday-Thursday 10:00-00:00 hrs and Friday-Saturday 10:00-02:00 hrs (as approved) to be Sunday-Thursday 10:00-01:00 hrs and Friday-Saturday 10:00-03:00 hrs (extended)

Application No.: 70972 **App. Type:** FUL 22/08/2024 Approve with Conditions
Location: 20 Harrogate Avenue, Prestwich, Manchester, M25 0LT
Proposal: Single storey rear and front extensions

Application No.: 70982 **App. Type:** FUL 11/09/2024 Approve with Conditions
Location: 31 Bury Old Road, Prestwich, Manchester, M25 0EY
Proposal: Demolition of existing single storey side/rear extension and erection of single storey side/rear extension

Application No.: 71037 **App. Type:** FUL 09/09/2024 Approve with Conditions
Location: 5 Woodhill Grove, Prestwich, Manchester, M25 0AE
Proposal: Single storey extension at side

Application No.: 71139 **App. Type:** LDGP 09/09/2024 Lawful Development
Location: 70 Sheepfoot Lane, Prestwich, Manchester, M25 0DN
Proposal: Lawful Development Certificate for proposed single storey rear extension

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

Application No.: 70781 **App. Type:** FUL 19/08/2024 Approve with Conditions
Location: 460 Bury New Road, Prestwich, Manchester, M25 1AX
Proposal: Alterations to side elevation to include reinstatement of door and window; 2 no. existing windows to be replaced with 2 no. double doors; Installation of extraction duct to side elevation.

Application No.: 70852 **App. Type:** FUL 16/08/2024 Refused
Location: 10 Butterstile Lane, Prestwich, Manchester, M25 9PW
Proposal: Variation of condition no. 2 (approved plans) of planning permission 66779: Amendment to cill heights, omission of some windows and balcony; reduction in the length of the boundary retaining wall and change from brickwork to a white render

Application No.: 70892 **App. Type:** FUL 19/08/2024 Approve with Conditions
Location: 2 Butt Hill Avenue, Prestwich, Manchester, M25 9PN
Proposal: Single storey extension at front/side with steps into garden

Application No.: 70947 **App. Type:** FUL 02/09/2024 Approve with Conditions
Location: 4 Crosslands, Prestwich, Manchester, M25 9QT
Proposal: Single storey side and rear extensions; white render to all elevations; 2m high fence on rear boundary and paving of front garden

Application No.: 70968 **App. Type:** FUL 13/09/2024 Approve with Conditions
Location: 7 Butt Hill Avenue, Prestwich, Manchester, M25 9PN
Proposal: Loft conversion with side and rear dormers

Application No.: 70986 **App. Type:** LDPC 20/08/2024 Lawful Development
Location: 11 Grundy Avenue, Prestwich, Manchester, M25 9TG
Proposal: Lawful development certificate for proposed hip to gable loft conversion with dormer at rear and rooflight at front

Ward: **Radcliffe - North and Ainsworth**

Application No.: 70808 **App. Type:** FUL 16/08/2024 Refused
Location: Land at rear of Westminster Avenue, Radcliffe, M26 3WD
Proposal: Erection of 12 no. garages - 2 identical blocks of 6 units each

Application No.: 70853 **App. Type:** FUL 02/09/2024 Approve with Conditions
Location: Land off Chaucer Avenue, Radcliffe, Manchester, M26 3QS
Proposal: Siting of caravan on land for residential occupation

Application No.: 70885 **App. Type:** LDPC 16/08/2024 Refused
Location: 20 Bradley Fold Road, Radcliffe, Bolton, BL2 5QD
Proposal: Lawful development certificate for proposed rear dormer and rear single storey extension

Application No.: 70944 **App. Type:** LDPC 13/09/2024 Lawful Development
Location: 25 Boundary Drive, Radcliffe, Bolton, BL2 6SE
Proposal: Lawful development certificate for proposed single storey side extension with hipped roof.

Ward: **Radcliffe - West**

Application No.: 70875 **App. Type:** FUL 09/09/2024 Approve with Conditions
Location: 8 Near Hey Close, Radcliffe, Manchester, M26 3YY
Proposal: Two storey side extension; Single storey rear extension; Render to all elevations

Application No.: 70963 **App. Type:** FUL 20/08/2024 Approve with Conditions
Location: 13 Coronation Road, Radcliffe, Manchester, M26 3RA
Proposal: Single storey rear/side extension

Ward: **Ramsbottom**

Application No.: 70668 **App. Type:** FUL 28/08/2024 Approve with Conditions
Location: 10 Rake Fold, Ramsbottom, Bury, BL8 4ND
Proposal: Installation of an Air Source Heat Pump (ASHP) at rear

Application No.: 70832 **App. Type:** FUL 29/08/2024 Approve with Conditions
Location: 6 Paradise Street, Ramsbottom, Bury, BL0 9BS
Proposal: Change of use from vacant warehouse to pilates studio; and replacement of first floor opening to a glazed window

Application No.: 70845 **App. Type:** FUL 21/08/2024 Approve with Conditions
Location: 156 Nuttall Lane, Ramsbottom, Bury, BL0 9LE
Proposal: Two storey extension at side/rear; Single storey front/side/rear extension to include white/grey render to all elevations

Application No.: 70856 **App. Type:** FUL 11/09/2024 Approve with Conditions
Location: Margaret Haes Riding Centre Ltd, Moor Road, Ramsbottom, Bury, BL8 4NX
Proposal: Relocate stable block to land at the rear and addition of a memorial clock tower to existing stable block

Ward: **Tottington**

Application No.: 70863 **App. Type:** FUL 30/08/2024 Approve with Conditions
Location: 2 Bentley Meadows, Walshaw, Bury, BL8 3GL
Proposal: Single storey / two storey rear extensions; first floor balcony at side; dormer window at rear and external alterations

Application No.: 70884 **App. Type:** LDCE 02/09/2024 Lawful Development
Location: 16 Campbell Close, Tottington, Bury, BL8 3BB
Proposal: Lawful development certificate for existing single storey extension to the rear of the property

Application No.: 70886 **App. Type:** FUL 19/08/2024 Approve with Conditions
Location: 250 Turton Road, Tottington, Bury, BL8 4AJ
Proposal: Single storey side extension

Application No.: 70916 **App. Type:** FUL 29/08/2024 Approve with Conditions
Location: 6 Royds Close, Tottington, Bury, BL8 3QD
Proposal: Single storey side and rear extension

Application No.: 71102 **App. Type:** AG 11/09/2024 Prior Approval Not required
Location: Land on Bentley Hall Lane, BL8 3PH
Proposal: Prior approval for proposed agricultural building

Ward: **Whitefield + Unsworth - Besses**

Application No.: 70809 **App. Type:** FUL 06/09/2024 Approve with Conditions
Location: Land off Victoria Avenue, Whitefield, Manchester, M45 6DP
Proposal: Variation of condition nos 15 & 22 following approval of planning permission 68691:
Condition 15 (to construct the drainage through the offsite shared driveway) - to a connection to the combined sewer within the site
Condition 22 (to provide 14x affordable rent and 16x shared ownership) - to 14 Shared Ownership Units and 16 Affordable Rent

Application No.: 70883 **App. Type:** FUL 09/09/2024 Approve with Conditions
Location: 13 Prestfield Road, Whitefield, Manchester, M45 6BD
Proposal: First floor/two storey extension at rear

Application No.: 70891 **App. Type:** FUL 21/08/2024 Approve with Conditions
Location: 21 Thatch Leach Lane, Whitefield, Manchester, M45 6EN
Proposal: Two storey side/rear extension; Single storey rear extension; Front porch

Application No.: 70917 **App. Type:** FUL 19/08/2024 Approve with Conditions
Location: 41 Alexander Drive, Bury, BL9 8PF
Proposal: First floor side extension

Application No.: 70927 **App. Type:** TEL 28/08/2024 Prior Approval Required and Granted
Location: Opposite 15 Albert Road, Whitefield, Manchester, M45 8NN
Proposal: Prior approval for proposed installation of a 20m radio base station supporting 6 no. antennas, 2 no. transmission dishes, 3 no. RRUs and ancillary development including 2 no. equipment cabinets and GPS module.

Application No.: 70975 **App. Type:** LDCP 10/09/2024 Lawful Development
Location: 23 Roch Crescent, Whitefield, Manchester, M45 8LR
Proposal: Lawful development certificate for proposed single storey rear extension

Ward: Whitefield + Unsworth - Pilkington Park

Application No.: 70235 **App. Type:** FUL 05/09/2024 Approve with Conditions
Location: 10 Nuttall Mews, Whitefield, Manchester, M45 6QZ
Proposal: Two storey side extension

Application No.: 70929 **App. Type:** FUL 20/08/2024 Approve with Conditions
Location: 7 Hawkstone Avenue, Whitefield, Manchester, M45 7PG
Proposal: Single storey flat roof rear extension

Ward: Whitefield + Unsworth - Unsworth

Application No.: 70658 **App. Type:** FUL 16/08/2024 Approve with Conditions
Location: Land to south of Brick House Farm, Griffe Lane, Bury, BL9 8QS
Proposal: Change of use of vacant land to accommodate 2 no. static caravans for a temporary period of 2 years

Application No.: 70703 **App. Type:** FUL 16/08/2024 Approve with Conditions
Location: 17 Bloomfield Drive, Bury, BL9 8JX
Proposal: Replacement of 1.2m high wooden fence panels with 1.85m high wooden fence panels to the side/rear boundary

Application No.: 70899 **App. Type:** LDCP 23/08/2024 Lawful Development

Location: Pike Fold Golf Club, Hills Lane, Bury, BL9 8QP

Proposal: Lawful development certificate for proposed: Creation of additional 'Hole 17a', including a new green, tee area and sand bunkers, on land currently used as a golf practice area; Creation of a new golf practice area on land currently forming part of 'Hole 17' and adjacent grassland; Creation of a new tee area for 'Hole 18'.

Application No.: 70941 **App. Type:** LDCP 20/08/2024 Lawful Development

Location: 14 Whalley Road, Whitefield, Manchester, M45 8UZ

Proposal: Lawful development certificate for proposed erection of rear dormer

Application No.: 70943 **App. Type:** ADV 09/09/2024 Approve with Conditions

Location: Asda Stores Ltd, Park 66, Bury, BL9 8RS

Proposal: 1 no. internally illuminated lettering sign; 3 no. refurbished internally illuminated lettering signs; 1 no. refurbished totem sign; 2 no. replacement totem signs; 4 no. twin post signs; 56 no. non-illuminated informative signs of various designs; 1 no. internally illuminated fascia sign; 12 no. notice panels of various designs; 3 no. sets of vinyl glazing graphics; vinyl applied to existing petrol station canopy; 31 no. non-illuminated informative signs of various designs within petrol station

Total Number of Applications Decided: 83