

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	28 January 2025
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 09/12/2024 and 19/01/2025



Ward: **Bury East**

Application No.: 71002	App. Type: FUL	12/12/2024	Approve with Conditions
Location:	195 Rochdale Road, Pimhole, Bury, BL9 7BB		
Proposal:	Part two storey and part single storey rear extension and loft conversion with front and rear dormers		
Application No.: 71077	App. Type: PIP	20/12/2024	Approve
Location:	Land at rear of 100-102 Castle Hill Road & between 98-114 Woodgate Hill Road, Bury, BL9 7RS		
Proposal:	Application for permission in principle for the demolition of existing garages and the erection of 3 dwellings		
Application No.: 71159	App. Type: FUL	17/01/2025	Approve with Conditions
Location:	12 Bolton Street, Bury, BL9 0LQ		
Proposal:	Change of use of the building from a mixed use to a sports bar		
Application No.: 71252	App. Type: FUL	13/12/2024	Approve with Conditions
Location:	64 Parsonage Street, Bury, BL9 6BL		
Proposal:	Change of use of first floor to create 1 no. self-contained flat; first floor extension at rear for new access		
Application No.: 71266	App. Type: ADV	16/01/2025	Approve with Conditions
Location:	11 Central Street, Bury, BL9 0JN		
Proposal:	Non-illuminated fascia sign; new striper vinyl to internal glass at first floor level; internally illuminated fascia sign and installation of 2 no. decals to internal face of windows		
Application No.: 71299	App. Type: FUL	06/01/2025	Approve with Conditions
Location:	Fairwinds House, 2 Bridgefield Drive, Bury, BL9 7PE		
Proposal:	Two storey front/side/rear extension with rear juliette balcony; Single storey rear extension; Increase in ridge height; Loft conversion with rear dormer		
Application No.: 71302	App. Type: FUL	13/01/2025	Approve with Conditions
Location:	50 Willow Street, Bury, BL9 7QZ		
Proposal:	Variation of Condition No. 7 (drainage) of planning permission 69602 from approved from Foul & Surface Water Drainage Design Drawing C-0001, Rev P02 to Foul Surface Water Drainage Design Drawing C-0001, Rev P07.		
Application No.: 71304	App. Type: FUL	06/01/2025	Approve with Conditions
Location:	30-32 The Haymarket, Bury, BL9 0BX		
Proposal:	Change of Use from Class E (Commercial, Business and Service) to Class E (Commercial, Business and Service) and Sui Generis (car showroom) to facilitate the creation of floorspace for car showroom.		
Application No.: 71328	App. Type: FUL	16/01/2025	Approve with Conditions
Location:	Wilson Mews, 75 Wilson Street, Pimhole, Bury, BL9 7EU		
Proposal:	Single story rear extension		

Application No.: 71331 **App. Type:** GPDE 13/12/2024 Prior Approval Not Required - Extension
Location: 459 Rochdale Old Road, Bury, BL9 7TB
Proposal: Prior approval for proposed single storey rear extension

Ward: Bury East - Moorside

Application No.: 70877 **App. Type:** FUL 20/12/2024 Approve with Conditions
Location: 166A Walmersley Road, Bury, BL9 6LL
Proposal: Two storey rear extension

Application No.: 71347 **App. Type:** FUL 20/12/2024 Approve with Conditions
Location: 53 Sefton Drive, Bury, BL9 6PL
Proposal: Demolition of existng detached garage; Single Storey Side Extension

Ward: Bury East - Redvales

Application No.: 70711 **App. Type:** FUL 23/12/2024 Approve with Conditions
Location: 201 Manchester Road, Bury, BL9 9HL
Proposal: 2 no. additional flats and bin store at rear

Application No.: 70993 **App. Type:** FUL 17/01/2025 Approve with Conditions
Location: Warth Industrial Park, Warth Road, Bury, BL9 9NB
Proposal: Demolition of existing class B2/B8 industrial buildings and class E(g) offices; Recladding and refurbishment of retained class B2/B8 industrial buildings and change of use of retained Class E(g) and Sui Generis to Class B2/B8

Application No.: 71361 **App. Type:** GPDE 18/12/2024 Prior Approval Not Required - Extension
Location: 35 Bronte Avenue, Bury, BL9 9RW
Proposal: Prior approval for proposed single storey rear extension

Application No.: 71397 **App. Type:** GPDE 07/01/2025 Prior Approval Not Required - Extension
Location: 107 Devon Street, Bury, BL9 9HT
Proposal: Prior approval for proposed single storey rear extension

Ward: Bury West

Application No.: 71238 **App. Type:** FUL 10/01/2025 Approve with Conditions
Location: 11 Wigglesworth Close, Lowercroft, Bury, BL8 3PB
Proposal: First floor front/side extension

Application No.: 71307 **App. Type:** LDGP 18/12/2024 Lawful Development
Location: 4 Longridge Drive, Bury, BL8 2JQ
Proposal: Lawful development certificate for proposed single storey extension at rear

Application No.: 71372 **App. Type:** FUL 02/01/2025 Approve with Conditions
Location: 16 Edgeworth Drive, Bury, BL8 2EB
Proposal: Front dormer

Application No.: 71373 **App. Type:** FUL 02/01/2025 Approve with Conditions
Location: 16 Edgeworth Drive, Bury, BL8 2EB
Proposal: Single storey rear extension; Rear dormer

Ward: Bury West - Elton

Application No.: 71260 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 329 Brandlesholme Road, Bury, BL8 1HS
Proposal: Hip to gable loft conversion with rear dormer; Two storey front extension; Single storey side rear extension; Alterations to rear garden/driveway and extension of side vehicular crossing

Application No.: 71274 **App. Type:** FUL 12/12/2024 Approve with Conditions
Location: 12 Westcombe Drive, Bury, BL8 1DN
Proposal: Single Storey Side Extension

Ward: North Manor

Application No.: 70854 **App. Type:** LBC 19/12/2024 Approve with Conditions
Location: 46 Mount Pleasant, Nangreaves, Bury, BL9 6SR
Proposal: Listed building consent for single storey rear extension

Application No.: 70855 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 46 Mount Pleasant, Nangreaves, Bury, BL9 6SR
Proposal: Single storey rear extension

Application No.: 71214 **App. Type:** FUL 20/12/2024 Approve with Conditions
Location: Lower Hill Top Barn, Hollymount Lane, Tottington, Bury, BL8 4HP
Proposal: Demolition of conservatory; Single storey side extension

Application No.: 71240 **App. Type:** FUL 20/12/2024 Approve with Conditions
Location: 264 Bolton Road, Tottington, Bury, BL8 4JN
Proposal: Two storey side extension

Application No.: 71242 **App. Type:** FUL 06/01/2025 Approve with Conditions
Location: 4 Tor Avenue, Tottington, Bury, BL8 4HG
Proposal: First floor side extension; Single storey rear extension; Rear dormer

Application No.: 71250 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 18 Pot Green, Ramsbottom, Bury, BL0 9RG
Proposal: Two storey side extension; Addition of first floor window to side elevation; Single storey rear extension

Application No.: 71287 **App. Type:** LDCP 16/12/2024 Lawful Development
Location: 33 Mount Pleasant, Nangreaves, Bury, BL9 6SP
Proposal: Lawful Development Certificate for proposed single storey rear extension

Application No.: 71290 **App. Type:** FUL 13/12/2024 Approve with Conditions
Location: 1 Mansfield Avenue, Ramsbottom, Bury, BL0 9US
Proposal: Single storey extensions at front, side and rear

Application No.: 71349 **App. Type:** FUL 23/12/2024 Approve with Conditions
Location: 5 Hillstone Close, Tottington, Bury, BL8 4EZ
Proposal: Front porch; single/two storey extension at rear; first floor extensions at front; raising height of roof; 1 no. loft window to front/side elevations and external alterations including white render to all elevations plus changing existing flat roof on Garage to proposed pitched roof

Application No.: 71363 **App. Type:** FUL 10/01/2025 Approve with Conditions
Location: 32 Newcombe Road, Ramsbottom, Bury, BL0 9UT
Proposal: Single Storey Side Extension; Front porch

Application No.: 71367 **App. Type:** FUL 07/01/2025 Approve with Conditions
Location: Shaunings Cottage, Bolton Road, Tottington, Bury, BL8 4JA
Proposal: Erection of single storey Garden Room.

Application No.: 71398 **App. Type:** FUL 10/01/2025 Approve with Conditions
Location: 4 Oak Avenue, Ramsbottom, Bury, BL0 9UY
Proposal: First floor side extension; Single storey rear extension to replace conservatory; Erection of front porch

Ward: **Prestwich - Holyrood**

Application No.: 71235 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 52 Heaton Street, Prestwich, Manchester, M25 1HH
Proposal: Hip to Gable loft conversion with Rear dormer; Rear extension

Application No.: 71254 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 37 Farm Lane, Prestwich, Manchester, M25 2RX
Proposal: Two storey rear extension; Loft conversion with rear dormer

Application No.: 71268 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 297 Heywood Road, Prestwich, Manchester, M25 2RQ
Proposal: Hip to gable loft conversion with rear dormer; First floor side extension; Single storey rear extension; Alterations to replace first floor front window to a bay window; Extension of vehicular crossing

Application No.: 71272 **App. Type:** FUL 09/12/2024 Approve with Conditions
Location: 73A Simister Lane, Prestwich, Manchester, M25 2SU
Proposal: First floor side extension; Two storey part single storey rear extension; Reposition existing porch

Application No.: 71275 **App. Type:** FUL 12/12/2024 Approve with Conditions
Location: 41 St Margarets Road, Prestwich, Manchester, M25 2GT
Proposal: Single storey side extension

Application No.: 71285 **App. Type:** FUL 12/12/2024 Approve with Conditions
Location: 73 Poppythorn Lane, Prestwich, Manchester, M25 3BY
Proposal: Single storey rear extension; replacement front porch and timber gate at front

Application No.: 71286 **App. Type:** FUL 20/12/2024 Approve with Conditions
Location: 28 Polefield Road, Prestwich, Manchester, M25 2GN
Proposal: Partial demolition of existing garage at side and construction of single storey side and rear extension; raised patio to rear and replacement front porch

Ward: **Prestwich - Sedgley**

Application No.: 71256 **App. Type:** FUL 09/12/2024 Approve with Conditions
Location: 6-9 Park Hill, Bury Old Road, Prestwich, Manchester, M25 0FX
Proposal: Relocate 1 no. shipping container and remove 3; Erection of 1.8m fence

Application No.: 71261 **App. Type:** FUL 23/12/2024 Approve with Conditions
Location: 31 Bury Old Road, Prestwich, Manchester, M25 0EY
Proposal: Demolition of existing rear extension; Proposed two storey side/rear extension; Single storey rear extension

Application No.: 71280 **App. Type:** FUL 18/12/2024 Refused
Location: 2 Watkins Drive, Prestwich, Manchester, M25 0DS
Proposal: First floor side extension; Two storey rear extension

Application No.: 71315 **App. Type:** FUL 16/01/2025 Approve with Conditions
Location: 26 Butt Hill Road, Prestwich, Manchester, M25 9NJ
Proposal: Single storey rear and side extension

Application No.: 71326 **App. Type:** FUL 16/01/2025 Approve with Conditions
Location: 19 Newington Avenue, Prestwich, Manchester, M8 4LT
Proposal: Single storey side and rear extension; First floor front extension; Alterations to roof

Application No.: 71335 **App. Type:** FUL 02/01/2025 Approve with Conditions
Location: 9 Woodhill Drive, Prestwich, Manchester, M25 0BF
Proposal: Erection of a garage and new wall to connect the existing boundary wall

Application No.: 71339 **App. Type:** FUL 02/01/2025 Approve with Conditions
Location: 32 Woodhill Drive, Prestwich, Manchester, M25 0AD
Proposal: Single storey side extension and extension to front porch with canopy

Application No.: 71351 **App. Type:** GPDE 18/12/2024 Prior Approval Not Required - Extension
Location: 3 Blackburn Street, Prestwich, Manchester, M25 1FT
Proposal: Prior approval for proposed single storey rear extension

Ward: Prestwich - St Mary's

Application No.: 71138 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 438A Bury New Road, Prestwich, Manchester, M25 1BD
Proposal: Conversion of 1no. dwelling to create 2no. apartments

Application No.: 71288 **App. Type:** FUL 20/12/2024 Approve with Conditions
Location: 11 Woodward Road, Prestwich, Manchester, M25 9TX
Proposal: Single storey rear extension; Two storey side extension

Application No.: 71296 **App. Type:** FUL 07/01/2025 Approve with Conditions
Location: 30 Shakespeare Road, Prestwich, Manchester, M25 9GW
Proposal: 1st floor rear extension; Two storey side extension

Application No.: 71364 **App. Type:** LDCEP 15/01/2025 Lawful Development
Location: 22 Mountside Crescent, Prestwich, Manchester, M25 3JF
Proposal: Lawful Development Certificate for proposed single storey side extension

Application No.: 71375 **App. Type:** FUL 13/01/2025 Approve with Conditions
Location: 6 Barnhill Avenue, Prestwich, Manchester, M25 9WJ
Proposal: Two storey front extension; First floor front balustrade balcony

Ward: Radcliffe - East

Application No.: 71239 **App. Type:** LDCE 10/12/2024 Lawful Development
Location: 14 Borough Avenue, Radcliffe, Manchester, M26 2QG
Proposal: Lawful development certificate for existing use as a two-bed Ofsted registered residential children's home providing supported accommodation to children and young adults aged 16 plus, with one member of staff on site 24/7 working a two days on, four days off rota

Application No.: 71259 **App. Type:** FUL 16/12/2024 Approve with Conditions
Location: 32 Withins Lane, Radcliffe, Manchester, M26 2RU
Proposal: Single storey side extension

Application No.: 71292 **App. Type:** LDCP 13/12/2024 Lawful Development
Location: Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR
Proposal: Lawful development certificate for proposed erection of a security fence and gates

Application No.: 71300 **App. Type:** LDCP 10/01/2025 Lawful Development
Location: 44 Irwell Street, Radcliffe, Manchester, M26 1LR
Proposal: Lawful Development Certificate for proposed single storey rear extension

Ward: Radcliffe - North and Ainsworth

Application No.: 71060 **App. Type:** FUL 16/12/2024 Approve with Conditions
Location: 7 Church Street, Ainsworth, Bolton, BL2 5RA
Proposal: Change of use from mixed commercial use with associated living accommodation above to ground floor commercial use (Class E(a)) and 1 no. self-contained first floor flat (Class C3); Single storey rear extension.

Application No.: 71249 **App. Type:** FUL 13/12/2024 Refused
Location: 24 Grindsbrook Road, Radcliffe, Manchester, M26 4JS
Proposal: Single storey rear extension; Dormer extension to both sides

Application No.: 71298 **App. Type:** FUL 23/12/2024 Approve with Conditions
Location: 18 Church Street, Ainsworth, Radcliffe, Bolton, BL2 5RT
Proposal: Demolition of rear wall and single storey rear extension; new window on front elevation.

Application No.: 71305 **App. Type:** FUL 23/12/2024 Approve with Conditions
Location: 31 Carrslea Close, Radcliffe, Manchester, M26 4NP
Proposal: Proposed two storey side extension; Single storey rear extension

Application No.: 71311 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 36 Stainton Road, Radcliffe, Manchester, M26 3TP
Proposal: 2 no. single storey side extensions

Application No.: 71318 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 17 Tiverton Close, Radcliffe, Manchester, M26 3UJ
Proposal: First floor extension above existing garage and two storey extension to rear of garage to create entrance

Ward: Radcliffe - West

Application No.: 71279 **App. Type:** FUL 09/12/2024 Approve with Conditions
Location: 171 Bury Road, Radcliffe, Manchester, M26 2XR
Proposal: Demolish single storey rear extension; Single storey rear extension.

Ward: **Ramsbottom**

Application No.: 71297 **App. Type:** FUL 16/12/2024 Approve with Conditions
Location: Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ
Proposal: Variation of condition no. 2 (approved plans) following approval of planning permission 65025: (Erection of outbuilding) - alterations to the fenestration of the existing outbuilding

Application No.: 71319 **App. Type:** FUL 17/01/2025 Refused
Location: St John Shuttleworth, Whalley Road, Ramsbottom, BL0 0EF
Proposal: Retention of installed flue on North elevation

Application No.: 71334 **App. Type:** FUL 17/01/2025 Approve with Conditions
Location: 10 Lumb Carr Road, Ramsbottom, Bury, BL8 4NW
Proposal: Porch at side; loft conversion; new slate roof; flue on side elevation; roof light at front; remove existing render and re-render side and rear elevations and replacement windows on all elevations

Application No.: 71336 **App. Type:** FUL 23/12/2024 Approve with Conditions
Location: Bast House Cottage, 335 Manchester Road, Ramsbottom, Bury, BL9 5LZ
Proposal: Replacement of existing sections of flat roof with pitched roof

Application No.: 71337 **App. Type:** LBC 23/12/2024 Approve with Conditions
Location: Bast House Cottage, 335 Manchester Road, Ramsbottom, Bury, BL9 5LZ
Proposal: Listed building consent for replacement of existing sections of flat roof with pitched roof

Application No.: 71344 **App. Type:** ADV 07/01/2025 Approve with Conditions
Location: 88 Bolton Road West, Ramsbottom, Bury, BL0 9PD
Proposal: 1 no. non-illuminated advertisement sign

Application No.: 71360 **App. Type:** FUL 23/12/2024 Approve with Conditions
Location: 26 Carrwood Hey, Ramsbottom, Bury, BL0 9QT
Proposal: Single & two storey extension at side & rear

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

Application No.: 69963 **App. Type:** SCR 16/12/2024 Deemed Withdrawn
Location: Land at Rhodes Farm Sewage Works, Whitefield

Proposal: EIA Screening Opinion' under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017:- 104,360m3 of excess spoil material would need to be removed off site for disposal or reuse. It is proposed to transport and reuse the material at Area C, in a location currently occupied by sludge lagoons. It is also proposed to use an existing concrete pad at Area C for the storage and treatment of any invasive species encountered during construction

Application No.: 71173 **App. Type:** FUL 23/12/2024 Approve with Conditions

Location: 157 Park Lane, Whitefield, Manchester, M45 7DZ

Proposal: Side extension, front porch, raising of ridge height by 1.3 metres and loft conversion with dormers to front and rear

Application No.: 71176 **App. Type:** FUL 02/01/2025 Approve with Conditions

Location: First Floor, 228 Bury New Road, Whitefield, Manchester, M45 8QN

Proposal: Replacement of all upper floor windows from steel to UVPC frames and change frame colour from white to anthracite grey

Application No.: 71201 **App. Type:** FUL 07/01/2025 Refused

Location: Stand Cricket And Tennis Club, Hamilton Road, Whitefield, Manchester, M45 7WF

Proposal: Erection of 4 no. Padel Courts

Application No.: 71222 **App. Type:** FUL 20/12/2024 Refused

Location: 21 Philips Drive, Whitefield, Manchester, M45 7PY

Proposal: First floor extension

Application No.: 71281 **App. Type:** FUL 12/12/2024 Approve with Conditions

Location: 8 Parkstone Avenue, Whitefield, Manchester, M45 7QH

Proposal: Loft conversion with 3 no. side dormers; Single storey side extension; Render to all elevations

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 71241 **App. Type:** FUL 13/12/2024 Approve with Conditions

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

Proposal: 1no. new refrigeration plant equipment to be installed to roof.

Application No.: 71246 **App. Type:** ADV 18/12/2024 Approve with Conditions

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

Proposal: 1no. internally illuminated lettering sign, 3no. refurbished internally illuminated lettering signs, 2no. new discover more roundel signs, 68 no. non-illuminated informative signs of various designs, 3 no. totems to be refurbished and updated, vinyl applied to existing petrol station canopy and click and collect canopy and 33 no. non-illuminated informative signs of various designs within petrol station.

Application No.: 71258 **App. Type:** FUL 12/12/2024 Refused

Location: 20 Thurston Close, Bury, BL9 8NW

Proposal: Two storey front porch extension.

Application No.: 71294 **App. Type:** FUL 19/12/2024 Approve with Conditions
Location: 551 Manchester Road, Bury, BL9 9ST
Proposal: Double storey side & rear extension; Single storey front porch

Application No.: 71352 **App. Type:** LDCP 16/01/2025 Lawful Development
Location: 21 Church Croft, Bury, BL9 8JD
Proposal: Lawful Development Certificate for proposed single storey rear extension.

Total Number of Applications Decided: 83