

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	18 February 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 20/01/2025 and 09/02/2025**



Ward: Bury East

Application No.: 71233 **App. Type:** ADV 05/02/2025 Approve with Conditions
Location: 165 Rochdale Road, Bury, BL9 7BB
Proposal: Conversion of 1no. poster advertisement display to internally illuminated D-Poster.

Application No.: 71518 **App. Type:** DEM 05/02/2025 Prior Approval Required and Granted
Location: 181-183 The Rock, Bury, BL9 0NE
Proposal: Prior approval for proposed demolition of former office/retail showroom and adjacent workshop building

Ward: Bury East - Moorside

Application No.: 71312 **App. Type:** FUL 23/01/2025 Approve with Conditions
Location: 7 Monmouth Avenue, Bury, BL9 5DU
Proposal: Single storey extension

Application No.: 71348 **App. Type:** FUL 28/01/2025 Approve with Conditions
Location: 83 Rochdale Old Road, Bury, BL9 7LP
Proposal: Rear dormer; New opening to side

Application No.: 71393 **App. Type:** P3JPA 24/01/2025 Prior Approval Required and Granted
Location: 5 Porter Street, Bury, BL9 5DZ
Proposal: Prior approval for Change of use from Launderette (sui generis) to 2 no. Dwellinghouses (Use Class C3)

Application No.: 71394 **App. Type:** P3JPA 24/01/2025 Prior Approval Required and Granted
Location: 3 Porter Street, Bury, BL9 5DZ
Proposal: Prior approval for Change of use from Commercial, Business and Service (Use Class E) to 1 no. Dwellinghouse (Use Class C3)

Ward: Bury East - Redvales

Application No.: 71391 **App. Type:** FUL 30/01/2025 Approve with Conditions
Location: Bury Family Centre, 72-74 Tenters Street, Bury, BL9 0HL
Proposal: Removal of condition 5 - The extensive works required to convert this property into two, part M4(2) compliant dwellings is not feasible and we are requesting that the condition is removed

Ward: Bury West

Application No.: 71357 **App. Type:** FUL 22/01/2025 Approve with Conditions
Location: 87 Lowercroft Road, Bury, BL8 2EP
Proposal: Front bay window, front porch and front extension with changes to roofs at front and cladding to front elevation

Application No.: 71383 **App. Type:** FUL 05/02/2025 Approve with Conditions
Location: 30 Freckleton Drive, Bury, BL8 2JA
Proposal: Single storey rear extension

Application No.: 71423 **App. Type:** FUL 21/01/2025 Approve with Conditions
Location: 11 Chatton Close, Bury, BL8 2UE
Proposal: Proposed First Floor Extension Over Garage

Ward: Bury West - Elton

Application No.: 71221 **App. Type:** FUL 29/01/2025 Approve with Conditions
Location: Higher Woodhill Farm, Woodhill Road, Bury, BL8 1BS
Proposal: Erection of a polytunnel to accommodate a slurry bag and associated equipment to produce a renewable fuel (biogas) for generating onsite heat and energy

Application No.: 71377 **App. Type:** LDCP 31/01/2025 Lawful Development
Location: 4 Valley Close, Bury, BL8 1WP
Proposal: Lawful development certificate for change of use from residential (Class C3) to childrens residential care for two children with up to four staff working on a rota basis (Class C2)

Ward: North Manor

Application No.: 71327 **App. Type:** FUL 21/01/2025 Approve with Conditions
Location: 2 White Birk Close, Tottington, Bury, BL8 4HE
Proposal: Proposed Loft Conversion with Rear Dormer; Raised Ridge Height

Application No.: 71362 **App. Type:** FUL 21/01/2025 Approve with Conditions
Location: 13 Higher Summerseat, Summerseat, Ramsbottom, Bury, BL0 9UG
Proposal: Change of use of part of dwelling (Class C3) to mixed use of Dwelling (Class C3) and holiday let at first floor (Sui Generis) including elevation changes to front elevation

Application No.: 71371 **App. Type:** FUL 28/01/2025 Approve with Conditions
Location: 3 Station Road, Tottington, Bury, BL8 4BJ
Proposal: Single storey side/rear extension

Application No.: 71378 **App. Type:** LDCP 31/01/2025 Lawful Development
Location: 26 Springwater Avenue, Ramsbottom, Bury, BL0 9RH
Proposal: Lawful development certificate for change of use from residential (Class C3) to childrens residential care for two children with up to four staff working on a rota basis (Class C2)

Application No.: 71381 **App. Type:** FUL 20/01/2025 Approve with Conditions
Location: 3 Greenmount Close, Tottington, Bury, BL8 4HN
Proposal: Detached Garage Conversion to Annex; Front Extension

Application No.: 71424 **App. Type:** LDCP 05/02/2025 Lawful Development
Location: 8 Keats Road, Ramsbottom, Bury, BL8 4EP
Proposal: Single storey side extension; Pitched roof over garage to the side elevation

Ward: **Prestwich - Holyrood**

Application No.: 71333 **App. Type:** FUL 20/01/2025 Refused
Location: Auldbank House, 424 Bury Old Road, Prestwich, M25 1PR
Proposal: Two storey rear extension

Ward: **Prestwich - Sedgley**

Application No.: 71101 **App. Type:** FUL 28/01/2025 Approve with Conditions
Location: 15 Richmond Avenue, Prestwich, Manchester, M25 0LZ
Proposal: Single storey rear extension

Application No.: 71374 **App. Type:** FUL 23/01/2025 Approve with Conditions
Location: 2 Northleigh Drive, Prestwich, Manchester, M25 0GQ
Proposal: Two-storey/ single storey side extension.

Application No.: 71376 **App. Type:** FUL 07/02/2025 Approve with Conditions
Location: 14 & 16 East Meade, Prestwich, M25 0JJ
Proposal: Roof extension and raising of ridge height of roof; Loft conversion with pitched roof dormer at front and flat roof dormer at rear

Application No.: 71419 **App. Type:** FUL 07/02/2025 Approve with Conditions
Location: 72-74 Kings Road, Prestwich, Manchester, M25 0LN
Proposal: Change of use of 72 Kings Road from residential dwelling (Class C3) to synagogue (Class F1(f)) with single storey side extension to link to existing synagogue at 74 Kings Road and external alterations

Application No.: 71437 **App. Type:** FUL 05/02/2025 Approve with Conditions
Location: 34 Richmond Avenue, Prestwich, Manchester, M25 0LZ
Proposal: Part single/part two storey rear extension and basement and loft conversion

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

Application No.: 70967 **App. Type:** FUL 21/01/2025 Approve with Conditions
Location: 19 Prestwich Park Road South, Prestwich, Manchester, M25 9PF

Proposal: Replace existing bay window and first floor windows to the front elevation, single glazed timber sashes to be replaced with vacuum glazed timber sashes

Application No.: 71303 **App. Type:** ADV 28/01/2025 Approve with Conditions

Location: 463 Bury New Road, Prestwich, Manchester, M25 1AD

Proposal: 1 no. non illuminated external fascia sign and 1 no. non illuminated external hanging sign

Ward: Radcliffe - North and Ainsworth

Application No.: 71124 **App. Type:** FUL 03/02/2025 Approve with Conditions

Location: Unit 1b, Jubilee Works, Vale Street, Radcliffe, Bolton, BL2 6QF

Proposal: Change of use to dog day care centre (Sui Generis)

Application No.: 71385 **App. Type:** FUL 20/01/2025 Approve with Conditions

Location: 9 Chaucer Avenue, Radcliffe, Manchester, M26 3QS

Proposal: Two storey/single storey rear extension

Ward: Radcliffe - West

Application No.: 71358 **App. Type:** FUL 05/02/2025 Approve with Conditions

Location: 23 Bull Hill Crescent, Radcliffe, Manchester, M26 1BR

Proposal: Two storey/single storey side & rear extension; Single storey front extension

Ward: Ramsbottom

Application No.: 71172 **App. Type:** FUL 03/02/2025 Approve with Conditions

Location: The Smithy and 10-14 Paradise Street, Ramsbottom, Bury, BL0 9BS

Proposal: Variation of condition 2 (approved plans) and 4 (approved materials) following approval of planning permission 69996 to reposition single storey rear extensions at the Smithy and allow the rear elevation of The Forge to be constructed in red brick

Application No.: 71313 **App. Type:** FUL 05/02/2025 Approve with Conditions

Location: Meadow Heys, Moorbottom Road, Ramsbottom, Bury, BL8 4NS

Proposal: Single storey rear extension; Rear dormer; Erection of 2 no. outbuildings; Installation of gates to existing stone pillars

Ward: Tottington

Application No.: 71433 **App. Type:** FUL 30/01/2025 Approve with Conditions

Location: 18 Calderwood Close, Tottington, Bury, BL8 3LE

Proposal: Two Storey Front and first floor front Extensions; Single Storey Rear Extension

Application No.: 71443 **App. Type:** FUL 31/01/2025 Approve with Conditions

Location: 261 Walshaw Road, Bury, BL8 1PJ

Proposal: Double Storey Side and Single Storey Rear Extensions

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

Application No.: 71301 **App. Type:** FUL 30/01/2025 Approve with Conditions
Location: 44 Philips Park Road West, Whitefield, Manchester, M45 7GJ
Proposal: Conversion of loft and addition of side dormer to form first floor accommodation to existing bungalow; Single storey side/rear extension; Raised patio at rear; Front porch; Additional window to front elevation; Render to all elevations

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 71382 **App. Type:** FUL 20/01/2025 Approve with Conditions
Location: 49 Hathaway Road, Bury, BL9 8EG
Proposal: Front porch, garage conversion and first floor side extension

Application No.: 71387 **App. Type:** FUL 20/01/2025 Approve with Conditions
Location: 33 Stanley Road, Whitefield, Manchester, M45 8GT
Proposal: Two storey side extension

Application No.: 71411 **App. Type:** LDCE 05/02/2025 Lawful Development
Location: 297A Hollins Lane, Bury, BL9 8BD
Proposal: Lawful Development for existing use for 2no. two bed self-contained first floor flats

Application No.: 71425 **App. Type:** FUL 05/02/2025 Approve with Conditions
Location: 134 Sunny Bank Road, Bury, BL9 8LJ
Proposal: Demolition of existing side extension; Single storey rear, two storey/single storey front extension and loft conversion with rear dormer

Total Number of Applications Decided: 38