

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	24 June 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 20/05/2025 and 15/06/2025

Ward: **Bury East**

Application No.:	71502	App. Type:	FUL	10/06/2025	Refused
Location:	Pavement adj 65-69 Rochdale Road, Bury, BL9 7AX				
Proposal:	Installation of 1 no. BT street hub unit with 2 no. digital 75 inch LCD display screens either side of unit				
Application No.:	71550	App. Type:	FUL	23/05/2025	Approve with Conditions
Location:	Halls Mill Retail Park, Back Foundry Street, Bury				
Proposal:	Part demolition, reconfiguration and extension of Unit A to create two new Class E(a) units (including food sales in Unit A1) and associated works				
Application No.:	71581	App. Type:	FUL	06/06/2025	Approve with Conditions
Location:	1 Central Street, Bury, BL9 0JN				
Proposal:	Alterations to existing shopfront, including conversion from frameless to framed shopfront, replacement glazing, alterations to ATM				
Application No.:	71615	App. Type:	FUL	21/05/2025	Approve with Conditions
Location:	Performance House, Heywood Street, Bury, BL9 7DZ				
Proposal:	Variation of condition no. 2 (approved plans) following approval of planning permission 70977 - to extend the building by 4.25 metres to the side towards the associated car park				
Application No.:	71769	App. Type:	FUL	29/05/2025	Approve with Conditions
Location:	104 Sixth Avenue, Bury, BL9 7RP				
Proposal:	Single storey extensions at front with roof extension/alterations to existing two storey front extension and new entrance canopy; Two storey side extension and single storey rear extension				
Application No.:	71780	App. Type:	LDCE	10/06/2025	Lawful Development
Location:	20-22, Silver Street, Bury, BL9 0EX				
Proposal:	Existing Lawful Development Certificate for 1 no. self-contained residential apartment in loft space above 7no. established residential flats				

Ward: **Bury East - Moorside**

Application No.:	71644	App. Type:	FUL	21/05/2025	Approve with Conditions
Location:	221 Walmersley Road, Bury, BL9 5DF				
Proposal:	Change of use of existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) HMO (Sui Generis)				
Application No.:	71687	App. Type:	ADV	22/05/2025	Approve with Conditions
Location:	Lowes Park Golf Club Ltd, Hill Top, Lowes Road, Bury, BL9 6QS				
Proposal:	1no. non-illuminated hoarding sign				

Application No.: 71839 **App. Type:** FUL 29/05/2025 Approve with Conditions
Location: 14 Limefield Brow, Bury, BL9 6QR
Proposal: Proposed detached annexe in rear garden

Ward: Bury East - Redvales

Application No.: 71276 **App. Type:** FUL 02/06/2025 Approve with Conditions
Location: 47 Knowsley Street, Bury, BL9 0ST
Proposal: Change of use from offices (Use Class E) to 8 no. bedroom (single occupancy) HMO (Sui Generis) with 2 no. front velux rooflights and 2 no. rear velux rooflights; Erection of 1.8m high boundary walls at rear with gated access

Application No.: 71789 **App. Type:** FUL 21/05/2025 Approve with Conditions
Location: 75 Parkhills Road, Bury, BL9 9AR
Proposal: Front porch, single storey side extension, part single part two storey rear extension

Application No.: 71791 **App. Type:** FUL 29/05/2025 Approve with Conditions
Location: 105 Gigg Lane, Bury, BL9 9JB
Proposal: Two storey front porch extension, part single/part two storey rear extension, two storey side extension and hip to gable roof extension with dormer to rear.

Application No.: 71806 **App. Type:** FUL 04/06/2025 Refused
Location: 24 & 26 Wellington Road, Bury, BL9 9BG
Proposal: Two storey/single storey rear extensions

Application No.: 71814 **App. Type:** FUL 29/05/2025 Approve with Conditions
Location: 80 Alfred Street, Bury, BL9 9ED
Proposal: Hip to gable loft conversion; Single storey rear extension

Application No.: 71869 **App. Type:** LDCP 12/06/2025 Lawful Development
Location: 30 Bronte Avenue, Bury, BL9 9RN
Proposal: Lawful development certificate for proposed single storey rear extension and internal alterations to an existing dwelling

Ward: Bury West

Application No.: 71528 **App. Type:** FUL 21/05/2025 Approve with Conditions
Location: RTK Grab Hire Ltd, Plant Hire Yard, Wellington Street, Bury, BL8 2BD
Proposal: Erection of single storey warehouse and storage building for Class use B8 with steel portal frame, rendered blockwork base, steel clad roof, walls and doors, including extension to service area and carparking from existing contractors service yard

Application No.: 71790 **App. Type:** FUL 29/05/2025 Approve with Conditions
Location: Moor House, 42 Cockey Moor Road, Radcliffe, Bury, BL8 2HB
Proposal: Proposed landscaping at front and rear

Application No.: 71840 **App. Type:** RES 29/05/2025 Approve with Conditions
Location: The Nurseries, Leigh Lane, Bury, BL8 1RL
Proposal: Application for reserved matters (access, appearance, landscaping, layout and scale) following outline approval (68086) for demolition of existing dwelling and outbuildings and replacement of 1 no. dwelling

Application No.: 71841 **App. Type:** RES 29/05/2025 Approve with Conditions
Location: The Nurseries, Leigh Lane, Bury, BL8 1RL
Proposal: Application for reserved matters (access, appearance, landscaping, layout and scale) following outline approval (68088) for demolition of existing dwelling and outbuildings and erection of 1 no. dwelling

Ward: **Bury West - Elton**

Application No.: 71882 **App. Type:** GPDE 04/06/2025 Prior Approval Not Required - Extension
Location: 4 Grantham Drive, Bury, BL8 1XW
Proposal: Prior approval for proposed single storey rear extension

Ward: **North Manor**

Application No.: 71716 **App. Type:** FUL 04/06/2025 Approve with Conditions
Location: 8 Barnside Close, Bury, BL9 5JS
Proposal: Single storey extension at front/side, two storey side extension and single storey rear extension

Application No.: 71777 **App. Type:** FUL 23/05/2025 Approve with Conditions
Location: 24 Montrose Avenue, Ramsbottom, BL0 9TG
Proposal: Single storey rear extension

Application No.: 71787 **App. Type:** LDCEP 21/05/2025 Lawful Development
Location: 186 Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QB
Proposal: Lawful development certificate for proposed loft conversion and the installation of 2no. Velux to the rear roof pitch

Application No.: 71797 **App. Type:** FUL 29/05/2025 Approve with Conditions
Location: 506 Bolton Road West, Ramsbottom, Bury, BL0 9RU
Proposal: Single storey extension at side /rear and pergola at rear; Alterations to front porch; Replace part boundary wall at side with fence

Application No.: 71811 **App. Type:** FUL 23/05/2025 Approve with Conditions
Location: 388 Holcombe Road, Tottington, Bury, BL8 4DT
Proposal: First floor side extension; Garage conversion with bay window

Application No.: 71815 **App. Type:** FUL 29/05/2025 Approve with Conditions
Location: 1A Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF
Proposal: Single storey front/side extension; Single storey rear extension with balustrade balcony; Rear Juliette balcony; Render to all elevations

Application No.: 71820 **App. Type:** PIP 03/06/2025 Approve
Location: Land adjacent to Manor House, Long Lane, Bury, BL9 5QT
Proposal: Permission in principle for 6 no. dwellings

Ward: **Prestwich - Holyrood**

Application No.: 71730 **App. Type:** FUL 22/05/2025 Approve with Conditions
Location: 58 Heys Road, Prestwich, Manchester, M25 1JY
Proposal: Retention of raised decking at rear

Ward: **Prestwich - Sedgley**

Application No.: 71402 **App. Type:** ADV 10/06/2025 Approve with Conditions
Location: Manchester Maccabi Community And Sports Club, Bury Old Road, Prestwich, Manchester, M25 0EG
Proposal: 4 No.internally illuminated fascia signs placed on kiosk unit, 6 no. advertisements printed onto canopy structure and 3 no. hoarding signs to the entrance of the site

Application No.: 71731 **App. Type:** FUL 23/05/2025 Approve with Conditions
Location: 20 Fairway, Prestwich, Manchester, M25 0JH
Proposal: Two/single storey front extension; Two storey side extension and Two/single storey rear extension

Application No.: 71734 **App. Type:** FUL 23/05/2025 Refused
Location: 50 Craigwell Road, Prestwich, Manchester, M25 0FE
Proposal: Erection of a garden fence,

Application No.: 71743 **App. Type:** FUL 21/05/2025 Approve with Conditions
Location: 22 Newington Avenue, Prestwich, Manchester, M8 4LT
Proposal: Single storey side extension

Application No.: 71753 **App. Type:** FUL 21/05/2025 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 (from previous approval) and rear single storey conservatory

Application No.: 71768 **App. Type:** FUL 21/05/2025 Refused
Location: 3 Tewkesbury Drive, Prestwich, Manchester, M25 0HR
Proposal: Two storey extension at front, single storey rear extension and conversion of existing garage to living accommodation with single storey front extension

Application No.: 71848 **App. Type:** FUL 03/06/2025 Approve with Conditions
Location: 72-74 Kings Road, Prestwich, Manchester, M25 0LN
Proposal: Variation of condition 2 (approved drawings) of planning permission 71419 to increase size of single storey extension

Application No.: 71849 **App. Type:** FUL 05/06/2025 Refused
Location: 31 Hilton Crescent, Prestwich, Manchester, M25 9NQ
Proposal: Variation of condition 2 (approved drawings) of planning permission 71449 to remove basement living space

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

Application No.: 71783 **App. Type:** FUL 10/06/2025 Approve with Conditions
Location: 427 Bury New Road, Prestwich, Manchester, M25 1AF
Proposal: Change of use from shop (Class E(a)) to wine shop/bar (Sui Generis); External alterations to front elevation to include repositioning of front entrance door and new access door to existing first floor balcony

Application No.: 71818 **App. Type:** FUL 10/06/2025 Approve with Conditions
Location: 182 St Anns Road, Prestwich, Manchester, M25 9QS
Proposal: Two storey side/rear extension; Front porch

Ward: **Radcliffe - East**

Application No.: 71772 **App. Type:** FUL 05/06/2025 Approve with Conditions
Location: 64 Bright Street, Radcliffe, Manchester, M26 2XX
Proposal: External wall insulation (Retrospective)

Application No.: 71801 **App. Type:** PIAPA 20/05/2025 Prior Approval Required and Refused
Location: 78-80 Church Street West, Radcliffe, Manchester, M26 2SY
Proposal: Prior approval for proposed change of use from showroom/manufacturing (Class E) to 20 no. apartments (Class C3)

Ward: **Radcliffe - North and Ainsworth**

Application No.: 70626 **App. Type:** FUL 13/06/2025 Approve with Conditions
Location: Land at 7 Arthur Lane, Ainsworth, Bolton, BL2 5PW
Proposal: Demolition of existing stables/outbuildings and erection of 1 no. dwelling

Application No.: 70641 **App. Type:** FUL 13/06/2025 Approve with Conditions
Location: Land between 7 & 37 Arthur Lane, Ainsworth, Bolton, BL2 5PW
Proposal: Erection of an agricultural building

Application No.: 71670 **App. Type:** FUL 04/06/2025 Approve with Conditions
Location: 56A Bradley Fold Road, Radcliffe, Bolton, BL2 5QP
Proposal: Two storey side extension

Application No.: 71860 **App. Type:** FUL 12/06/2025 Approve with Conditions
Location: 22 Kentsford Drive, Radcliffe, Manchester, M26 3XX
Proposal: Single Storey Rear Extension

Ward: **Radcliffe - West**

Application No.: 71782 **App. Type:** FUL 13/06/2025 Approve with Conditions
Location: 9 Water Street, Radcliffe, Manchester, M26 3DE
Proposal: Change of use from office (Class E) to 1 no. residential dwelling (Class C3); Alterations to fenestration to front elevation

Ward: **Ramsbottom**

Application No.: 71808 **App. Type:** FUL 23/05/2025 Approve with Conditions
Location: Higher House, Moor Road, Holcombe, Bury, BL8 4NX
Proposal: Erection of single storey annexe

Application No.: 71810 **App. Type:** FUL 03/06/2025 Approve with Conditions
Location: 241 Whittingham Drive, Ramsbottom, Bury, BL0 9NY
Proposal: Two storey front extension; Garage conversion with first floor side extension; Render to front elevation; Single storey rear extension with pergola

Application No.: 71823 **App. Type:** LBC 23/05/2025 Approve with Conditions
Location: Higher House, Moor Road, Ramsbottom, Bury, BL8 4NX
Proposal: Listed building consent for erection of single storey annexe

Ward: **Tottington**

Application No.: 71724 **App. Type:** FUL 03/06/2025 Approve with Conditions
Location: 82 Booth Way, Tottington, Bury, BL8 3JW
Proposal: Two storey extension at side and single storey extension at side/rear with extension of existing dormers at front and rear

Ward: **Whitefield + Unsworth - Besses**

Application No.: 71802 **App. Type:** FUL 21/05/2025 Approve with Conditions
Location: 5 Brightwater Close, Whitefield, Manchester, M45 8SE
Proposal: Single storey side extension

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 71781 **App. Type:** FUL 22/05/2025 Approve with Conditions
Location: 20 Alnwick Drive, Bury, BL9 8BZ
Proposal: First floor rear extension

Application No.:	71792	App. Type:	FUL	23/05/2025	Refused
Location:	28 Alnwick Drive, Bury, BL9 8BZ				
Proposal:	First floor rear extension; Installation of 1 no. obscure glass first floor window to each side elevation				

Application No.:	71795	App. Type:	FUL	05/06/2025	Approve with Conditions
Location:	46 Chadderton Drive, Bury, BL9 8NR				
Proposal:	First floor side extension with juliette balcony at rear and garage conversion				

Application No.:	71796	App. Type:	FUL	12/06/2025	Approve with Conditions
Location:	25 Lindale Avenue, Bury, BL9 8ED				
Proposal:	Single storey side extension and conversion of existing garage to living accommodation with new pitched roof				

Application No.:	71857	App. Type:	FUL	05/06/2025	Approve with Conditions
Location:	33 Stanley Road, Whitefield, Manchester, M45 8GT				
Proposal:	Detached garden room at rear				

Total Number of Applications Decided: 55