

# REPORT FOR DECISION

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>28<sup>th</sup> OCTOBER 2014</b>
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>DEVELOPMENT MANAGER</b>
<b>CONTACT OFFICER:</b>	<b>JOHN CUMMINS</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report lists: Recent Delegated planning decisions since the last PCC
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices.
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	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:-**

John Cummins  
Development Manager  
Planning Services, Department for Resources and Regulation  
3 Knowsley Place  
Bury BL9 0EJ

**Tel: 0161 253 6089**

**Email: [j.cummins@bury.gov.uk](mailto:j.cummins@bury.gov.uk)**

## Planning applications decided using Delegated Powers

Between 22/09/2014 and 17/10/2014



Ward: **Bury East**

---

**Application No.:** 57845      **App. Type:** FUL      23/09/2014      Approve with Conditions  
**Location:** 62 Hazel Avenue, Bury, BL9 7QT  
**Proposal:** Single storey rear extension

---

**Application No.:** 57851      **App. Type:** FUL      29/09/2014      Approve with Conditions  
**Location:** 141 Spring Street, Bury, BL9 0RN  
**Proposal:** Single storey extension at rear

---

**Application No.:** 57862      **App. Type:** FUL      09/10/2014      Approve with Conditions  
**Location:** Site of former fuel station, junction of Angouleme Way/Murray Road, Bury  
**Proposal:** Change of use of land from vacant former PFS site to a temporary coach drop - off facility for Bury Markets, including a new access to the site from Murray Road and a new exit on to Angouleme Way. Surfacing works to create a uniform surface for coach passengers to alight/board.

---

**Application No.:** 57863      **App. Type:** FUL      13/10/2014      Approve with Conditions  
**Location:** Art Picture House, Haymarket Street, Bury, BL9 0AY  
**Proposal:** Installation and relocation of external extraction fan and duct riser at the rear

---

**Application No.:** 57864      **App. Type:** LBC      10/10/2014      Approve with Conditions  
**Location:** Art Picture House, Haymarket Street, Bury, BL9 0AY  
**Proposal:** Listed building consent for installation and relocation of external extraction fan and duct riser at the rear

---

**Application No.:** 57923      **App. Type:** FUL      03/10/2014      Approve with Conditions  
**Location:** 27 Broadbent Drive, Bury, BL9 7TN  
**Proposal:** Erection of replacement detached garage

---

**Application No.:** 57956      **App. Type:** GPDE      02/10/2014      Prior Approval Not required  
**Location:** 29 Palace Street, Pimhole, Bury, BL9 7HQ  
**Proposal:** Prior Notification for a proposed single storey rear extension

Ward: **Bury East - Moorside**

---

**Application No.:** 57757      **App. Type:** FUL      01/10/2014      Approve with Conditions  
**Location:** 38 Walmersley Road, Bury, BL9 6DP  
**Proposal:** Change of use of first floor of restaurant (A3) to 2-bed residential flat (C3); New shop front and external render.

---

**Application No.:** 57882      **App. Type:** FUL      03/10/2014      Approve with Conditions  
**Location:** 82 The Drive, Bury, BL9 5DP  
**Proposal:** Two storey extension at side and single storey extension at rear

---

**Application No.:** 57896      **App. Type:** FUL      22/09/2014      Approve with Conditions  
**Location:** 4 Arley Avenue, Bury, BL9 5HD  
**Proposal:** First floor extension at rear

---

**Ward:** **Bury East - Redvales**

---

**Application No.:** 56973      **App. Type:** FUL      15/10/2014      Approve with Conditions  
**Location:** Manor House, Fletcher Fold, Bury, BL9 9RT  
**Proposal:** Erection of 3 no. dwellings and garages (retrospective); Erection of 2 no. dwellings and garages

---

**Application No.:** 57938      **App. Type:** FUL      06/10/2014      Approve with Conditions  
**Location:** 5 Beechfield Drive, Bury, BL9 9QT  
**Proposal:** Two storey extension at side; Front porch; New vehicle hard standing

---

**Application No.:** 57942      **App. Type:** GPDE      02/10/2014      Prior Approval Not required  
**Location:** 22 St Peters Road, Bury, BL9 9RB  
**Proposal:** Prior approval for proposed single storey extension at rear

---

**Ward:** **Bury West - Elton**

---

**Application No.:** 57576      **App. Type:** FUL      03/10/2014      Approve with Conditions  
**Location:** Evans Halshaw Ford Bury, Crostons Road, Bury, BL8 1AA  
**Proposal:** Erection of used car sales building and associated parking

---

**Application No.:** 57890      **App. Type:** FUL      25/09/2014      Approve with Conditions  
**Location:** 43 Newhaven Close, Bury, BL8 1XX  
**Proposal:** Single storey extension at rear; Conversion of existing flat roof to side/rear extension to pitched

---

**Application No.:** 57914      **App. Type:** FUL      15/10/2014      Approve with Conditions  
**Location:** 42 Grantham Drive, Bury, BL8 1XW  
**Proposal:** First floor extension at rear; Conversion of garage (Retrospective)

---

**Ward:** **North Manor**

---

**Application No.:** 57874      **App. Type:** FUL      22/09/2014      Approve with Conditions  
**Location:** 53 Springside Road, Bury, BL9 5JB  
**Proposal:** Single storey side extension

---

---

**Application No.:** 57903      **App. Type:** FUL      29/09/2014      Approve with Conditions  
**Location:** 10 Coleridge Road, Ramsbottom, Bury, BL8 4EW  
**Proposal:** Two storey extension at rear; First Floor extension at side

---

**Application No.:** 57916      **App. Type:** FUL      09/10/2014      Approve with Conditions  
**Location:** 7 Redwing Road, Tottington, Bury, BL8 4ET  
**Proposal:** Two storey extension at front; Single storey extension at rear

---

**Application No.:** 57955      **App. Type:** FUL      15/10/2014      Approve with Conditions  
**Location:** 20 Greenheys Crescent, Greenmount, Bury, BL8 4QD  
**Proposal:** Two storey extension at side, single storey extension at rear and front bay

---

**Application No.:** 57959      **App. Type:** LDPC      22/09/2014      Lawful Development  
**Location:** 20 Sandringham Drive, Greenmount, Bury, BL8 4DJ  
**Proposal:** Lawful development certificate for proposed single storey extension at side and dormer at rear

---

**Application No.:** 58069      **App. Type:** GPDE      17/10/2014      Prior Approval Required and Refused  
**Location:** 309 Holcombe Road, Greenmount, Bury, BL8 4BB  
**Proposal:** Prior notification for proposed single storey extension at rear

---

**Ward:** **Prestwich - Holyrood**

---

**Application No.:** 57962      **App. Type:** FUL      15/10/2014      Approve with Conditions  
**Location:** 2 Maple Grove, Prestwich, Manchester, M25 3DQ  
**Proposal:** First floor extension at side

---

**Ward:** **Prestwich - Sedgley**

---

**Application No.:** 57847      **App. Type:** FUL      13/10/2014      Approve with Conditions  
**Location:** 5 Bury New Road, Prestwich, Manchester, M25 9JZ  
**Proposal:** Change of use from shop (Class A1) to restaurant and cafe (Class A3); external alterations inc new shopfront, parking, bin store and fire escape.

---

**Application No.:** 57860      **App. Type:** FUL      29/09/2014      Approve with Conditions  
**Location:** 48 Whittaker Lane, Prestwich, Manchester, M25 1FX  
**Proposal:** Single storey extension to side and rear

---

**Application No.:** 57895      **App. Type:** FUL      22/09/2014      Approve with Conditions  
**Location:** 42 The Meadows, Prestwich, Manchester, M25 1DU  
**Proposal:** Single storey extension at rear

---

---

**Application No.:** 57901      **App. Type:** FUL      24/09/2014      Refused  
**Location:** 59 Scholes Lane, Prestwich, Manchester, M25 0AW  
**Proposal:** Single storey rear extension

---

**Application No.:** 57940      **App. Type:** FUL      03/10/2014      Refused  
**Location:** 3 Fairway, Prestwich, Manchester, M25 0JF  
**Proposal:** Single storey extension at front/side; Two storey extension at side/rear and single storey rear extension

---

**Application No.:** 57965      **App. Type:** LDCP      24/09/2014      Lawful Development  
**Location:** 18 Hartley Avenue, Prestwich, Manchester, M25 0AT  
**Proposal:** Certificate of lawfulness for proposed loft conversion and extension with 3 no. velux roof lights and single storey side extension with 2 no. velux roof lights (resubmission)

---

**Application No.:** 57979      **App. Type:** FUL      17/10/2014      Approve with Conditions  
**Location:** 48 Sheepfoot Lane, Prestwich, Manchester, M25 0DL  
**Proposal:** Front porch and single storey extension at front/side; Two storey extension at side and first floor extension at side/rear

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

---

**Application No.:** 57769      **App. Type:** FUL      09/10/2014      Approve with Conditions  
**Location:** Prestwich Hospital, Bury New Road, Prestwich, Manchester, M25 3BL  
**Proposal:** Construction of a 30-bed Low Secure Mental Health Complex (Use Class C2A) with associated car parking

---

**Application No.:** 57868      **App. Type:** FUL      29/09/2014      Approve with Conditions  
**Location:** 166 Hilton Lane, Prestwich, Manchester, M25 9QZ  
**Proposal:** Single storey rear extension and first floor side extension

---

**Application No.:** 57886      **App. Type:** FUL      17/10/2014      Refused  
**Location:** Cuckoo Cafe 395-397 Bury New Road, Prestwich, Manchester, M25 1AW  
**Proposal:** Retrospective application for stone bake pizza kiln/oven with brick housing at the rear

---

**Application No.:** 57899      **App. Type:** FUL      03/10/2014      Approve with Conditions  
**Location:** Land at 49 Rainsough Brow, Prestwich, Manchester, M25 9XW  
**Proposal:** Variation of Condition no.2 of planning permission 57066 to reposition the building 850mm to the West.

---

**Application No.:** 57976      **App. Type:** FUL      15/10/2014      Approve with Conditions  
**Location:** 60 Prestwich Hills, Prestwich, Manchester, M25 9PY  
**Proposal:** Single storey extension at front; First floor side extension and conversion of garage; single storey extension at rear

**Ward:** **Radcliffe - East**

---

**Application No.:** 57968      **App. Type:** FUL      17/10/2014      Approve with Conditions  
**Location:** 413 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ  
**Proposal:** Single storey extension at rear; Two storey extension with decked balcony at rear;  
Landscaping with steps up to paved area at rear

**Ward:** **Radcliffe - North**

---

**Application No.:** 57756      **App. Type:** FUL      07/10/2014      Refused  
**Location:** 22 Cockey Moor Road, Bury, BL8 2HB

**Proposal:** Demolition of existing bungalow and erection of 2 storey replacement dwelling with additional living accommodation in roofspace

---

**Application No.:** 57912      **App. Type:** FUL      14/10/2014      Approve with Conditions  
**Location:** 18 Farringdon Drive, Radcliffe, Manchester, M26 3WS

**Proposal:** Single storey extension to front, side and rear; Increase width of driveway and extend new boundary wall/fence at side

---

**Application No.:** 57928      **App. Type:** LDCP      24/09/2014      Lawful Development  
**Location:** 23 Saltram Close, Radcliffe, Manchester, M26 3XD

**Proposal:** Certificate of lawfulness for proposed rendering to property

---

**Application No.:** 57929      **App. Type:** FUL      29/09/2014      Approve with Conditions  
**Location:** 33 Claydon Drive, Radcliffe, Manchester, M26 3XA

**Proposal:** Two/single storey extension at rear

---

**Ward:** **Radcliffe - West**

---

**Application No.:** 57522      **App. Type:** FUL      17/10/2014      Refused  
**Location:** 36 Wordsworth Avenue, Radcliffe, Manchester, M26 3QY

**Proposal:** Change of use from nursing home (Class C2) to residential dwellinghouse (Class C3)

---

**Application No.:** 57524      **App. Type:** FUL      02/10/2014      Approve with Conditions  
**Location:** Land off Hollinhurst Road, Radcliffe, Manchester, M26 1LF

**Proposal:** Erection of 4 no.dwellings

---

**Ward:** **Ramsbottom + Tottington - Tottington**

---

**Application No.:** 57814      **App. Type:** FUL      23/09/2014      Refused  
**Location:** Land at rear of 44 & 46 Moorside Road, Tottington, Bury, BL8 3HW

**Proposal:** Siting of static caravan for key worker (equine) for a temporary period of three years

---

**Application No.:** 57850      **App. Type:** FUL      23/09/2014      Approve with Conditions  
**Location:** 33 Rosewood Avenue, Tottington, Bury, BL8 3HG

**Proposal:** Single storey rear extension

---

---

**Application No.:** 57879      **App. Type:** FUL      17/10/2014      Refused  
**Location:** White Paddock Lodge, Harwood Road, Tottington, Bury, BL8 3PT  
**Proposal:** Single storey extensions at side and rear; Addition of first floor to existing bungalow including first floor balcony at rear and 4 no. roof windows at side

---

**Application No.:** 57913      **App. Type:** FUL      06/10/2014      Refused  
**Location:** 106 Watling Street, Affetside, Bury, BL8 3QJ  
**Proposal:** Erection of timber outbuilding in garden

---

**Application No.:** 57943      **App. Type:** FUL      01/10/2014      Approve with Conditions  
**Location:** 129 Holcombe Road, Greenmount, Bury, BL8 4AY  
**Proposal:** First floor extension at front; Two storey/first floor extension at side; First floor extension at side; Front porch; External alterations

---

**Application No.:** 57951      **App. Type:** FUL      03/10/2014      Approve with Conditions  
**Location:** 33A Sunny Bower Street, Tottington, Bury, BL8 3HL  
**Proposal:** Single storey extension at side (revised scheme)

---

**Application No.:** 57970      **App. Type:** FUL      17/10/2014      Approve with Conditions  
**Location:** The Stables, Bolholt Hotel, Walshaw Road, Bury, BL8 1PU  
**Proposal:** Erection of staircase and balcony to west/south elevation with roof extension and external alterations

---

**Ward:** **Ramsbottom and Tottington - Ramsbottom**

---

**Application No.:** 57738      **App. Type:** FUL      02/10/2014      Approve with Conditions  
**Location:** Bank Top Farm, Moorbottom Road, Ramsbottom, Bury, BL8 4NP  
**Proposal:** Conversion of barn and stable to 1 no. dwelling (part retrospective)

---

**Application No.:** 57884      **App. Type:** FUL      24/09/2014      Refused  
**Location:** 21 Eliza Street, Ramsbottom, Bury, BL0 0AT  
**Proposal:** Dormer extension to rear

---

**Application No.:** 57887      **App. Type:** FUL      02/10/2014      Approve with Conditions  
**Location:** 8 Silver Street, Ramsbottom, Bury, BL0 9BJ  
**Proposal:** Change of use from dwelling house to A1/A2 retail/office use at ground floor and living accomodation on ground/first floor.

---

**Application No.:** 57894      **App. Type:** FUL      01/10/2014      Approve with Conditions  
**Location:** 145 Holcombe Old Road, Ramsbottom, Bury, BL8 4NF  
**Proposal:** Replacement conservatory roof with LABC approved guardian warm roof.

---

**Application No.:** 57905      **App. Type:** FUL      17/10/2014      Approve with Conditions  
**Location:** Land at rear of 164 Peel Brow, Ramsbottom, Bury, BL0 0AX  
**Proposal:** Erection of a single storey detached garage

---



---

**Application No.:** 57908      **App. Type:** FUL      10/10/2014      Approve with Conditions  
**Location:** 13 Nuttall Hall Road, Ramsbottom, Bury, BL0 0AS  
**Proposal:** Two storey extension at side/rear and single storey rear extension; Rebuild of existing garage at rear; Front porch

---

**Application No.:** 57918      **App. Type:** LDCP      22/09/2014      Lawful Development  
**Location:** 73 Lumb Carr Road, Holcombe, Bury, BL8 4NL  
**Proposal:** Lawful development certificate for proposed replacement of wood window units with upvc units

---

**Application No.:** 57946      **App. Type:** GPDE      02/10/2014      Prior Approval Not required  
**Location:** 8 Knowl Close, Ramsbottom, Bury, BL0 9YY  
**Proposal:** Prior approval for single storey extension at rear

---

**Application No.:** 58013      **App. Type:** CON      10/10/2014      Raise No Objection  
**Location:** The Fishermans Retreat, Twine Valley Park And Fishery, Bye Road, Shuttleworth, Ramsbottom, Bury, BL0 0HH  
**Proposal:** Article 16 Consultation - Erection of stone building to provide 19no. rooms for short stay/overnight accomodation at Fisherman's Retreat (Use Class C1) and associated car parking and landscaping.

**Ward:** **Whitefield + Unsworth - Besses**

---

**Application No.:** 57836      **App. Type:** FUL      22/09/2014      Approve with Conditions  
**Location:** Unit 1, Block 3 Albert Close Trading Estate, Whitefield, Manchester, M45 8EH  
**Proposal:** Change of use from warehouse/distribution (Class B8) to dog day care and training centre (Sui Generis) (retrospective)

---

**Application No.:** 57873      **App. Type:** FUL      30/09/2014      Refused  
**Location:** 7 Edwards Drive, Whitefield, Manchester, M45 8EA  
**Proposal:** Single storey rear extension and two storey side extension

---

**Application No.:** 57876      **App. Type:** FUL      30/09/2014      Approve with Conditions  
**Location:** 30 Mountbatten Close, Bury, BL9 8PU  
**Proposal:** Raising roof height to form first floor extension with dormers front and rear, Render finish to existing walls and proposed dormers.

---

**Application No.:** 57897      **App. Type:** FUL      29/09/2014      Approve with Conditions  
**Location:** 24 Parr Fold, Bury, BL9 8JB  
**Proposal:** Two storey extension at rear and first floor extension at front

---

**Application No.:** 57944      **App. Type:** FUL      03/10/2014      Approve with Conditions  
**Location:** 21 Bradley Drive, Bury, BL9 8PT  
**Proposal:** Two storey/first floor extension at side; Single storey extension at rear; Pitched roofs to front and rear

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

---

**Application No.:** 57840      **App. Type:** FUL      03/10/2014      Approve with Conditions  
**Location:** 38 Hillingdon Road, Whitefield, Manchester, M45 7QN  
**Proposal:** Single storey extension at front; Two storey side extension, single storey extension at rear

---

**Application No.:** 57866      **App. Type:** FUL      22/09/2014      Approve with Conditions  
**Location:** 2 Ross Avenue, Whitefield, Manchester, M45 7FH  
**Proposal:** Erection of new garden wall at front (Retrospective)

---

**Application No.:** 57883      **App. Type:** LDCE      09/10/2014      Lawful Development  
**Location:** Hurst Farm, Copper Lane, Whitefield, Manchester, M45 7TQ  
**Proposal:** Certificate of lawfulness for existing use as a dwellinghouse.

---

**Application No.:** 57898      **App. Type:** FUL      13/10/2014      Approve with Conditions  
**Location:** 52 Ringley Drive, Whitefield, Manchester, M45 7LR  
**Proposal:** Two/single storey extension at rear; Render to part of front elevation and new pitched roof at front.

---

**Application No.:** 57915      **App. Type:** FUL      30/09/2014      Approve with Conditions  
**Location:** 3 Well Grove, Whitefield, Manchester, M45 7SQ  
**Proposal:** Construction of driveway and parking area (retrospective)

---

**Application No.:** 57954      **App. Type:** FUL      03/10/2014      Approve with Conditions  
**Location:** 30 Middleton Drive, Bury, BL9 8DS  
**Proposal:** Roof extension to form first floor with juliet balcony at rear; Single storey extension at rear and conversion of part of existing flat roof at rear to pitched

**Ward:** **Whitefield + Unsworth - Unsworth**

---

**Application No.:** 57846      **App. Type:** ADV      09/10/2014      Approve with Conditions  
**Location:** Mercedes-Benz, 845 Manchester Road, Bury, BL9 9TP  
**Proposal:** 2 no. internally illuminated fascia signs, 3 no. internally illuminated free standing signs, 1 no. internally illuminated open star logo sign, 1 no. non illuminated free standing entrance sign and 3 no. non illuminated flag pole signs.

---

**Application No.:** 57902      **App. Type:** FUL      01/10/2014      Approve with Conditions  
**Location:** 292 Hollins Lane, Bury, BL9 8AY  
**Proposal:** Single storey rear extension

---

**Application No.:** 57910      **App. Type:** FUL      06/10/2014      Approve with Conditions  
**Location:** 10 Bowlee Close, Bury, BL9 8NQ  
**Proposal:** First floor side and rear extension

---

**Application No.:** 57939      **App. Type:** FUL      30/09/2014      Approve with Conditions  
**Location:** 49 Bloomfield Drive, Bury, BL9 8JX  
**Proposal:** Single storey extension at rear; Alterations to existing hall and carport

---

Total Number of Applications Decided:

73