

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16th DECEMBER 2014
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	JOHN CUMMINS
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 01/11/2014 and 30/11/2014



Ward:

Application No.: 58107 **App. Type:** GPDE 19/11/2014 Prior Approval Required and Refused
Location: 24 Clough Meadow Road, Radcliffe, Manchester, M26 3RY
Proposal: Prior notification for single storey extension at rear

Ward: **Bury East**

Application No.: 57893 **App. Type:** FUL 03/11/2014 Refused
Location: Junction of Fountain Street and Back Manor Street, Bury
Proposal: Change of use from industrial building (Class B1) to children's daytime play centre (Class D1)

Application No.: 57960 **App. Type:** FUL 03/11/2014 Approve with Conditions
Location: 24 Second Avenue, Bury, BL9 7RL
Proposal: Single storey extension at rear (resubmission)

Application No.: 57994 **App. Type:** FUL 14/11/2014 Approve with Conditions
Location: 3 Union Street, Bury, BL9 0NY
Proposal: Relocation of entrance doors and existing ATM

Application No.: 57995 **App. Type:** ADV 10/11/2014 Approve with Conditions
Location: 3 Union Street, Bury, BL9 0NY
Proposal: 1 No. externally illuminated fascia sign

Application No.: 58062 **App. Type:** FUL 26/11/2014 Approve with Conditions
Location: 31 Newhall Road, Bury, BL9 7TQ
Proposal: Single storey extension at rear

Application No.: 58064 **App. Type:** FUL 18/11/2014 Approve with Conditions
Location: Nationwide Building Society, 16 Market Street, Bury, BL9 0AB
Proposal: Replacement ATM

Application No.: 58065 **App. Type:** LBC 18/11/2014 Approve with Conditions
Location: Nationwide Building Society, 16 Market Street, Bury, BL9 0AB
Proposal: Listed Building Consent for replacement ATM

Application No.: 58093 **App. Type:** ADV 18/11/2014 Approve with Conditions
Location: Nationwide Building Society, 16 Market Street, Bury, BL9 0AB
Proposal: 1.no externally illuminated logo sign on ATM

Ward: **Bury East - Moorside**

Application No.: 58101 **App. Type:** GPDE 14/11/2014 Prior Approval Not required
Location: 129 Limefield Brow, Bury, BL9 6QG
Proposal: Prior notification for single storey rear extension

Ward: **Bury East - Redvales**

Application No.: 57934 **App. Type:** FUL 06/11/2014 Approve with Conditions
Location: Bury Baptist Church, 114 Manchester Road, Bury, BL9 0TH
Proposal: Demolition of existing garage and erection of single storey extension; New entrance porch, ramped access at rear and external alterations

Application No.: 57993 **App. Type:** LDGP 25/11/2014 Lawful Development
Location: 8 Dumers Lane, Bury, BL9 9PQ
Proposal: Certificate of lawfulness for proposed roof extension and single storey extension at rear

Application No.: 58034 **App. Type:** FUL 03/11/2014 Refused
Location: 13 Rydal Close, Bury, BL9 9LL
Proposal: Two storey/single storey extensions at side and rear; Bay windows and porch at front (resubmission)

Ward: **Bury West - Church**

Application No.: 57907 **App. Type:** FUL 10/11/2014 Refused
Location: Airmatic Ltd, Wellington Street, Bury, BL8 2BD
Proposal: Change of use of first floor from Light Industrial (B1) to a live music venue (D2) and multi functional room (B1 Business)

Application No.: 57937 **App. Type:** ADV 10/11/2014 Approve with Conditions
Location: Tesco Express, Bolton Road, Bury, BL8 2NZ
Proposal: Replacement signage to include 2 no. externally illuminated fascia signs, 1 no. internally illuminated fascia sign, 1 no. internally illuminated projecting sign, 1 no. internally illuminated totem sign, 2 no. pole mounted car park signs, 2 no. wall mounted banner signs, 2 no. parking signs, 1 no. machine mounted sign, vinyl graphics to windows and re-spray of building

Application No.: 57989 **App. Type:** FUL 26/11/2014 Approve with Conditions
Location: 3 Dow Lane, Bury, BL8 2UT
Proposal: Single storey extensions at side and rear

Application No.:	58066	App. Type:	FUL	13/11/2014	Approve with Conditions
Location:	496 Bolton Road, Bury, BL8 2DU				
Proposal:	Variation of condition no.1 of planning permission 57371 to amend the approved drawing numbers (KH5-02C and KH5-05D) to KH5-02E and KH5-05F to include 2 no. additional windows 1.8m high by 0.9m wide obscure glazed to the west side elevation				

Application No.:	58076	App. Type:	GPDE	07/11/2014	Prior Approval Not required
Location:	17 Chantlers Avenue, Bury, BL8 2LN				
Proposal:	Prior Notification for a single storey extension at rear				

Ward: **Bury West - Elton**

Application No.:	58086	App. Type:	FUL	13/11/2014	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 (Resubmission of 57890)				

Ward: **North Manor**

Application No.:	58012	App. Type:	LBC	05/11/2014	Approve with Conditions
Location:	18 Mount Pleasant, Nangreaves, Bury, BL9 6SP				
Proposal:	Listed building consent for replacement windows from upvc to timber sash				

Application No.:	58029	App. Type:	FUL	06/11/2014	Approve with Conditions
Location:	407 Bolton Road West, Ramsbottom, Bury, BL0 9RN				
Proposal:	Change of use from shop (Class A1) (Ground floor) to estate agent and letting agent (Class A2)				

Application No.:	58036	App. Type:	FUL	03/11/2014	Approve with Conditions
Location:	427 Holcombe Road, Greenmount, Bury, BL8 4HB				
Proposal:	Two storey extension at side and first floor extension at front				

Application No.:	58046	App. Type:	FUL	17/11/2014	Approve with Conditions
Location:	10 Ramsbottom Road, Hawkshaw, Bury, BL8 4JS				
Proposal:	Two storey extension at rear and extension to front porch				

Application No.:	58048	App. Type:	FUL	10/11/2014	Approve with Conditions
Location:	116 Summerseat Lane, Ramsbottom, Bury, BL0 9TT				
Proposal:	Single storey extension at front/side with loft conversion				

Application No.:	58137	App. Type:	GPDE	27/11/2014	Prior Approval Not required
Location:	309 Holcombe Road, Greenmount, Bury, BL8 4BB				
Proposal:	Prior notification of proposed single storey extension at rear				

Ward: Prestwich - Holyrood

Application No.: 58077 **App. Type:** LDCP 07/11/2014 Lawful Development
Location: 45 Milton Road, Prestwich, Manchester, M25 1PT
Proposal: Certificate of lawfulness for proposed addition of a rear dormer to second floor

Application No.: 58087 **App. Type:** FUL 13/11/2014 Approve with Conditions
Location: 11 Nursery Road, Prestwich, Manchester, M25 3EP
Proposal: Single storey extension at side

Application No.: 58102 **App. Type:** FUL 26/11/2014 Approve with Conditions
Location: 13 Oaklands Drive, Prestwich, Manchester, M25 1LJ
Proposal: Single storey and two storey rear extensions

Ward: Prestwich - Sedgley

Application No.: 57922 **App. Type:** FUL 10/11/2014 Approve with Conditions
Location: 25 Parkway, Prestwich, Manchester, M25 0JB
Proposal: Single storey extension at rear and reduction in width of front steps in order to widen the existing drive way.

Application No.: 57936 **App. Type:** FUL 10/11/2014 Refused
Location: 7 Park Hill, Bury Old Road, Prestwich, Manchester, M25 0FX
Proposal: Repositioning of 4 no. air conditioning units at rear (resubmission)

Application No.: 57977 **App. Type:** FUL 21/11/2014 Approve with Conditions
Location: 14/16 East Meade, Prestwich, Manchester, M25 0JJ
Proposal: Part single storey/part two storey extensions at front, side and rear to no. 16 and gable end build up; Pitched roof dormers to the front and flat roof dormer to the rear and raising of the existing ridge height by 500 mm to nos. 14 and 16

Application No.: 58020 **App. Type:** FUL 05/11/2014 Approve with Conditions
Location: 1 Belfield Road, Prestwich, Manchester, M25 0FN
Proposal: Loft Conversion with roof extension at side and dormer at rear

Application No.: 58037 **App. Type:** FUL 21/11/2014 Approve with Conditions
Location: 20 Heywood Road, Prestwich, Manchester, M25 1EB
Proposal: Creation of vehicular access and driveway

Application No.: 58038 **App. Type:** FUL 10/11/2014 Approve with Conditions
Location: 8 Carlton Drive, Prestwich, Manchester, M25 0GD
Proposal: Conservatory at rear

Application No.: 58051 **App. Type:** FUL 05/11/2014 Approve with Conditions
Location: 14 Woodhill Drive, Prestwich, Manchester, M25 0AD
Proposal: Two storey extension at side; Front porch

Application No.: 58058 **App. Type:** FUL 10/11/2014 Approve with Conditions
Location: 10 Charlbury Avenue, Prestwich, Manchester, M25 0EJ
Proposal: Single storey side extension

Application No.: 58067 **App. Type:** FUL 21/11/2014 Approve with Conditions
Location: 15 East Meade, Prestwich, Manchester, M25 0JJ
Proposal: Single storey extension at front/side; Two storey extension at side/rear; Single storey extension at rear

Application No.: 58092 **App. Type:** FUL 21/11/2014 Refused
Location: 13 Hillwood Avenue, Prestwich, Manchester, M8 4LU
Proposal: Two storey rear and single storey side extension

Application No.: 58094 **App. Type:** TEL 26/11/2014 Approve with Conditions
Location: Pavement opposite Parkfield Avenue, Bury Old Road, Prestwich, Manchester, M25 0EG
Proposal: Installation of a 17.5M high street pole radio base station housing 6no antennas within 540mm GRP shroud, painted black. 2no radio equipment cabinets and 1no electrical meter cabinet and ancillary development

Application No.: 58096 **App. Type:** FUL 21/11/2014 Approve with Conditions
Location: 3 Fairway, Prestwich, Manchester, M25 0JF
Proposal: Two storey side extension and part ground and part two storey rear extension and single storey extension to front (resubmission)

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

Application No.: 57966 **App. Type:** FUL 03/11/2014 Approve with Conditions
Location: Prestwich Hospital, Bury New Road, Prestwich, Manchester, M25 3BL
Proposal: Variation of condition no. 2 following granted on planning permission 57273 to reposition the approved building by 3.5M

Application No.: 58050 **App. Type:** FUL 19/11/2014 Approve with Conditions
Location: 26 Scott Road, Prestwich, Manchester, M25 9GN
Proposal: Two storey extensions at front side and rear and single storey extension at rear (resubmission)

Ward: **Radcliffe - North**

Application No.: 56899 **App. Type:** FUL 10/11/2014 Approve with Conditions
Location: Site of former petrol station, adjacent 253 Bury and Bolton Road, Radcliffe, Manchester, M26 4FP
Proposal: Erection of 2 no. semi detached dwellings

Application No.: 57964 **App. Type:** FUL 03/11/2014 Approve with Conditions
Location: 11 Chiswick Drive, Radcliffe, Manchester, M26 3XB
Proposal: First floor extension at side over existing garage

Application No.: 58187 **App. Type:** GPDE 24/11/2014 Prior Approval Required and Refused
Location: 103 Coronation Road, Radcliffe, Manchester, M26 3RD
Proposal: Prior notification for single storey rear extension

Ward: **Radcliffe - West**

Application No.: 58052 **App. Type:** FUL 17/11/2014 Approve with Conditions
Location: 6 Dingle Close, Radcliffe, Manchester, M26 1UN
Proposal: Single storey side/rear extension

Application No.: 58079 **App. Type:** GPDE 07/11/2014 Prior Approval Not required
Location: 87 Ringley Road West, Radcliffe, Manchester, M26 1DW
Proposal: Prior notification for single storey rear extension

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 58011 **App. Type:** FUL 05/11/2014 Approve with Conditions
Location: 58 Cotswold Crescent, Bury, BL8 1QP
Proposal: Single storey extension at rear; Pitched roofs to existing dormers at front and rear

Application No.: 58031 **App. Type:** FUL 03/11/2014 Approve with Conditions
Location: 6 Hawthorn Crescent, Tottington, Bury, BL8 3NG
Proposal: Conservatory at rear

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 57988 **App. Type:** FUL 10/11/2014 Approve with Conditions
Location: 3 Bottoms Hall Cottages, Turton Road, Tottington, Bury, BL8 3QB
Proposal: Porch at front; Single storey extension at side; Erection of detached garage

Application No.: 58033 **App. Type:** FUL 13/11/2014 Approve with Conditions
Location: Aldi, 4 Railway Street, Ramsbottom, Bury, BL0 9AL
Proposal: Variation of condition 6 following grant of planning permission 55358 to allow one additional hour of trading on Monday to Saturday and bank holidays:
6. Amend from: The use hereby permitted shall not be open to customers outside the following times: 08.00 to 21.00 on Mondays to Saturdays and 10.00 to 17.00 on Sundays and Bank Holidays.
Amend to: The use hereby permitted shall not be open to customers outside the following times: 08.00 to 22.00 on Mondays to Saturdays and 10.00 to 17.00 on Sundays

Application No.: 58039 **App. Type:** FUL 10/11/2014 Approve with Conditions
Location: The Hearth Of The Ram, 13 Peel Brow, Ramsbottom, Bury, BL0 0AA
Proposal: Installation of new retractable awning over existing external seating/dining area and alterations to boundary wall

Application No.: 58047 **App. Type:** FUL 13/11/2014 Approve with Conditions
Location: 58 Bolton Road West, Ramsbottom, Bury, BL0 9NU
Proposal: Change of use of ground floor from shop (Class A1) to physiotherapy practice (Class D1)

Application No.: 58060 **App. Type:** FUL 28/11/2014 Approve with Conditions
Location: Hare And Hounds, 400 Bolton Road West, Ramsbottom, Bury, BL0 9RY
Proposal: Installation of 2 no. roof mounted extractor fans

Application No.: 58136 **App. Type:** CON 27/11/2014 Raise No Objection
Location: New Hall Hey Retail Park, New Hall Hey Road, Rawtenstall, Rossendale, BB4 6HR
Proposal: Article 16 consultation - 2014/0384: Variation of Conditions 3, 4 and 20 (varied to widen the range of goods) that can be sold from the Retail Park. Conditions 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21 and 22 to be removed. Conditions 3, 4 and 20 (to be replaced with a single condition that permits 1162 sq.m gross of the floorspace to sell all Class A1 goods (including convenience foods) and ancillary uses and 5026 sqm to sell all Class A1 goods except food and ancillary uses from Planning Approval 2007/0030.

Application No.: 58198 **App. Type:** LDCP 27/11/2014 Refused
Location: 20 Albert Street, Ramsbottom, Bury, BL0 9EL
Proposal: Certificate of lawfulness for proposed loft conversion including rear dormer

Ward: **Whitefield + Unsworth - Besses**

Application No.: 58007 **App. Type:** FUL 26/11/2014 Approve with Conditions
Location: Rear of 95 Bury Old Road, Whitefield, Manchester, M45 7AY
Proposal: First floor office extension with external fire escape staircase

Application No.: 58015 **App. Type:** FUL 05/11/2014 Approve with Conditions
Location: 70 Thatch Leach Lane, Whitefield, Manchester, M45 6EW
Proposal: Single storey extension at rear; Porch at side

Application No.: 58016 **App. Type:** FUL 06/11/2014 Approve with Conditions
Location: 72 Thatch Leach Lane, Whitefield, Manchester, M45 6EW
Proposal: Two storey extension at rear; Porch at front

Application No.: 58135 **App. Type:** GPDE 27/11/2014 Prior Approval Not required
Location: 66 Cunningham Drive, Bury, BL9 8PD
Proposal: Prior Notification for a single storey extension at rear

Application No.: 58144 **App. Type:** LDCP 07/11/2014 Lawful Development
Location: 66 Cunningham Drive, Bury, BL9 8PD
Proposal: Certificate of lawfulness for proposed replacement roof to existing single storey rear extension

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

Application No.: 58026 **App. Type:** FUL 05/11/2014 Approve with Conditions
Location: 20 Cranford Close, Whitefield, Manchester, M45 7SL
Proposal: New front porch with new entrance door with painted rendering; Single storey extension with pitched roof with painted rendering; Decking. New vehicular access and parking with drop kerb off Cranford Close

Application No.: 58070 **App. Type:** FUL 26/11/2014 Approve with Conditions
Location: 8 Marle Croft, Whitefield, Manchester, M45 7NB
Proposal: Two storey extension at side/rear; Raise ridge height of roof and loft conversion with front dormers; Single storey extension at rear; Alterations to existing front porch

Application No.: 58097 **App. Type:** LDCP 07/11/2014 Lawful Development
Location: 14 Ferndale Avenue, Whitefield, Manchester, M45 7QP
Proposal: Lawful Development Certificate for a proposed front porch; two rear dormers; roof lights to front and rear

Application No.: 58106 **App. Type:** FUL 19/11/2014 Approve with Conditions
Location: 139 Park Lane, Whitefield, Manchester, M45 7GT
Proposal: Single storey rear extension and two storey side extension.

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 57941 **App. Type:** FUL 25/11/2014 Approve with Conditions
Location: Land adjacent to 70-72 Sunny Bank Road, Bury, BL9 8HJ
Proposal: Single storey extension to existing shopping parade to form new shop unit (A1)

Application No.: 58049 **App. Type:** FUL 10/11/2014 Approve with Conditions
Location: 40 Hillsborough Drive, Bury, BL9 8LF
Proposal: Single storey extension at front and conversion of flat roof at side to pitched

Total Number of Applications Decided: **67**