

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	21 April 2026
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 16/03/2026 and 12/04/2026

Ward:

Application No.: 72501 **App. Type:** CONDIS 20/03/2026 Approve
Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD

Location:

Proposal: Application to discharge conditions on planning permission 68067:
Condition 3 (Details of samples to be used in external elevations) Condition 4 (Completed Construction Traffic Management Plan) Condition 6 (Contaminated Land Preliminary Risk Assessment Report) Condition 9 (Biodiversity Mitigation Plan) Condition 10 (Surface Water Drainage Proposals)

Application No.: 72776 **App. Type:** CONDIS 08/04/2026 Approve
Nutt Farm, Nutt Lane, Prestwich, Manchester, M25 2SJ

Location:

Proposal: Application to discharge condition 7 (landscape scheme) and condition 19 (construction management plan)
on planning permission 58405

Application No.: 72797 **App. Type:** CONDIS 01/04/2026 Approve
Land at Green Street, Radcliffe

Location:

Proposal: Application to discharge condition on planning permission 70333: Condition 4 - Validation Report

Application No.: 72832 **App. Type:** CONDIS 17/03/2026 Approve
Higher Woodhill Farm, Woodhill Road, Bury, BL8 1BS

Location:

Proposal: Application to discharge condition 3 (Construction Traffic Management Plan) on planning permission 72325

Application No.: 72900 **App. Type:** REG5 26/03/2026 Raise Objections
Pavement opposite 3 Pinfold Lane, Whitefield, Manchester, M25 7NY

Location:

Proposal: Regulation 5 notification (ref. OGEEA4165776) of intention to install a 9m light wooden pole

Application No.: 72908 **App. Type:** REG5 19/03/2026 Raise No Objection
Land adjacent Unit 1, Huntley Mount Road, Bury, BL9 6HY

Location:

Proposal: Regulation 5 notification (ref. CS 12935926) of telecommunications installation comprising:
Removal of 1no existing 15m monopole; Removal of 3no existing antennas; Removal of 2no existing cabinets; Installation of 1no new 20m monopole (RAL7035); Installation of 9no new antennas; Installation of 1no new Cheshire cabinet measuring 1900x600x1722mm (RAL6009); Installation of 1no new Mugello cabinet measuring 770x750x1925mm (RAL6009); Installation of 1no new SFMC meter cabinet measuring 655x250x1125mm (RAL6009); Other associated ancillary development including: Installation of 6no new RRUs & installation of 1no new GPS Node

Application No.: 72912 **App. Type:** REG5 17/03/2026 Raise No Objection

Location: Pavement at Waterside Road (between junction with Riverside Drive & playing fields), Summerseat, BL9 5QL

Proposal: Regulation 5 notification (ref. WGSLM16J) of intention to instal 11m light wooden pole

Application No.: 72925 **App. Type:** REG5 17/03/2026 Raise No Objection
Freetown Business Park, Hudcar Lane, Bury, BL9 6EX

Location:

Proposal: Regulation 5 Notification (Ref: CS 12639325) of intention to remove and replace 6no. antennas, installation of 1no. 600mm dish

Application No.: 72940 **App. Type:** REG5 02/04/2026 Raise No Objection

Location: Pavement between Higher Tops Barn & pumping station, Moor Road, Ramsbottom, Bury, BL8 4NU

Proposal: Regulation 5 Noticification (Ref: WGSVF32D) of intention to install 4 no.10M Wooden Light Poles

Application No.: 72941 **App. Type:** REG5 27/03/2026 Raise No Objection

Location: Pavement opposite Hillcrest, Helmsshore Road, Ramsbottom, Bury, BL8 4PD

Proposal: Regulation 5 Notice (ref: WGSVFK3S) of Intention to Install a 10m Wooden Light Pole.

Ward: **Bury East**

Application No.: 72117 **App. Type:** LBC 27/03/2026 Approve with Conditions
The Art Picture House, Haymarket Street, Bury, BL9 0AY

Location:

Proposal: Alterations to internal layout including the removal of a central bar and reforming a new bar underneath the proscenium arch, and new toilets formed. Alterations to HVAC system, and kitchen works. General refurbishment and decoration.

Application No.: 72745 **App. Type:** FUL 27/03/2026 Refused
Former Bury Fire Station, The Rock, Bury, BL9 5AH

Location:

Proposal: Change of use of land at the former fire station to vehicle storage yard (Sui Generis)

Application No.: 72746 **App. Type:** FUL 08/04/2026 Approve with Conditions
Two Tubs Inn, 19 The Wylde, Bury, BL9 0LA

Location:

Proposal: Installation of a fabricated safety walkway and external staircase; Alteration to existing window to form doorway

Application No.: 72747 **App. Type:** LBC 08/04/2026 Approve with Conditions
Two Tubs Inn, 19 The Wylde, Bury, BL9 0LA

Location:

Proposal: Listed building consent for a fabricated safety walkway and external staircase including alteration to existing window to form doorway

Application No.: 72885 **App. Type:** FUL 09/04/2026 Approve with Conditions
Coachmans Corner, 10 Bridge Hall Drive, Bury, BL9 7NX

Location:

Proposal: Raise roof ridge height to side elevation with 2 no. front dormers & juliette balcony

Application No.: 72916 **App. Type:** GPDE 30/03/2026 Prior Approval Not Required - Extension
31 Willow Street, Bury, BL9 7QZ

Location:

Proposal: Prior approval for proposed single storey rear extension

Ward: **Bury East - Moorside**

Application No.: 72812 **App. Type:** FUL 19/03/2026 Approve with Conditions
11 Spruce Crescent, Bury, BL9 6QW
Location:
Proposal: Two storey/single storey rear extension

Ward: **Bury East - Redvales**

Application No.: 72775 **App. Type:** FUL 17/03/2026 Approve with Conditions
17 Belle Vue Terrace, Bury, BL9 0SY
Location:
Proposal: Change of use of existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) HMO (Sui Generis)

Application No.: 72833 **App. Type:** LDCP 02/04/2026 Lawful Development
Bury C of E High School, Haslam Brow, Bury, BL9 0TS
Location:
Proposal: Lawful development certificate for proposed single storey dining extension to existing school buildings

Ward: **Bury West**

Application No.: 72883 **App. Type:** FUL 08/04/2026 Approve with Conditions
38 Freckleton Drive, Bury, BL8 2JA
Location:
Proposal: Two/single storey extensions at front and rear

Ward: **Bury West - Elton**

Application No.: 72737 **App. Type:** FUL 01/04/2026 Approve with Conditions
The Gatehouse, Woodhill Road, Bury, BL8 1BN
Location:
Proposal: Demolition of existing garage and erection of new garage

Application No.: 72867 **App. Type:** LDCP 30/03/2026 Lawful Development
19 Holbeach Close, Bury, BL8 1XA
Location:
Proposal: Lawful development certificate for proposed change of use from dwellinghouse Class C3(a) to home for 3 adults Class C3(b)

Application No.: 72886 **App. Type:** FUL 09/04/2026 Approve with Conditions
9 Westcombe Drive, Bury, BL8 1DN
Location:
Proposal: Two storey/single storey side extension

Application No.: 72913 **App. Type:** FUL 09/04/2026 Approve with Conditions
100 Bankhouse Road, Bury, BL8 1DZ
Location:
Proposal: Single storey rear extension

Ward: North Manor

Application No.: 72151 **App. Type:** FUL 27/03/2026 Approve with Conditions
Summerseat Island, off Miller Street, Summerseat, Bury, BL9 5PE

Location:

Proposal: Provision of educational facility in the form of 2 no. containers

Application No.: 72734 **App. Type:** FUL 09/04/2026 Approve with Conditions
21 Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF

Location:

Proposal: Reconfiguration from semi detached dwelling to a detached dwelling; Single storey rear extension; Loft conversion with front & rear dormers; Alterations to front porch; Render

Application No.: 72735 **App. Type:** FUL 09/04/2026 Approve with Conditions
23 Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF

Location:

Proposal: Reconfiguration from semi detached dwelling to a detached dwelling; Two storey side/rear extension; Front & rear dormers with rear balcony; Front porch; Render & cladding; Raising ridge height

Application No.: 72858 **App. Type:** FUL 30/03/2026 Approve with Conditions
508 Bolton Road West, Ramsbottom, Bury, BL0 9RU

Location:

Proposal: Two storey side extension; Single storey rear extension with balustrade balcony on top; Alter flat roof to pitch roof on existing single storey rear extension; Addition of bay patio doors to rear first floor with julitte balcony

Application No.: 72909 **App. Type:** LDCEP 19/03/2026 Lawful Development
868 Burnley Road, Bury, BL9 5JY

Location:

Proposal: Lawful development certificate for proposed single storey rear extension

Ward: Prestwich - Holyrood

Application No.: 72751 **App. Type:** FUL 10/04/2026 Approve with Conditions
28 Polefield Road, Prestwich, Manchester, M25 2GN

Location:

Proposal: Demolition of existing garage rear wall and construction of single storey rear extension; increase in roof height of existing garage; raised patio to rear and replacement glazing to front porch

Application No.: 72860 **App. Type:** FUL 09/04/2026 Approve with Conditions
10 Mount Pleasant, Prestwich, Manchester, M25 2SD

Location:

Proposal: First floor extension with side dormer and cladding

Ward: Prestwich - Sedgley

Application No.: 72835 **App. Type:** FUL 27/03/2026 Approve with Conditions
54 Heywood Road, Prestwich, Manchester, M25 1DX

Location:

Proposal: Single storey rear extension; Single storey front extension

Application No.: 72869 **App. Type:** GPDE 19/03/2026 Prior Approval Not Required - Extension

6 Fairway, Prestwich, Manchester, M25 0JH

Location:

Proposal: Prior approval for proposed single storey rear extension

Application No.: 72930 **App. Type:** LDCP 20/03/2026 Lawful Development
109 Windsor Road, Prestwich, Manchester, M25 0DF

Location:

Proposal: Lawful development certificate for proposed use of dwellinghouse (Use Class C3) to provide residential care accommodation (Use Class C2) for 2 young people (aged 8-18 years)

Ward: Prestwich - St Mary's

Application No.: 72416 **App. Type:** FUL 20/03/2026 Approve with Conditions
10 Park Avenue, Prestwich, Manchester, M25 1EW

Location:

Proposal: Two/single storey side extension; two/single storey front extensions, two/single storey rear extensions; roof terrace to rear

Application No.: 72824 **App. Type:** FUL 27/03/2026 Approve with Conditions
11 Hope Road, Prestwich, Manchester, M25 9GX

Location:

Proposal: Two storey side extension; Single storey front extension; First floor rear extension with Juliet balcony

Application No.: 72905 **App. Type:** FUL 10/04/2026 Approve with Conditions
93 Hilton Lane, Prestwich, Manchester, M25 9SD

Location:

Proposal: Hip to gable roof extension at side with loft conversion and dormers at front and rear

Ward: Radcliffe - East

Application No.: 72502 **App. Type:** FUL 19/03/2026 Approve with Conditions
Star Academy, Spring Lane, Radcliffe, Manchester, M26 2SZ

Location:

Proposal: Variation of condition 2 (approved drawings) following planning permission 70381 to amend the approved drainage strategy, minor revisions to the landscaping proposals and amendments to the building's elevations. Amendments to conditions 3, 7, 9, 11, 12, 13, 14 and 23 to update wording and approved drawings referenced within the conditions

Application No.: 72789 **App. Type:** FUL 18/03/2026 Approve with Conditions
13 Kingston Road, Radcliffe, Manchester, M26 2XN

Location:

Proposal: First floor extension above existing garage and garage conversion

Application No.: 72853 **App. Type:** FUL 20/03/2026 Approve with Conditions
107 Warwick Road, Radcliffe, Manchester, M26 4HL

Location:

Proposal: Two storey side extension; Loft conversion with rear dormer

Application No.: 72877 **App. Type:** FUL 09/04/2026 Approve with Conditions
68 Church Street West, Radcliffe, Manchester, M26 2SY

Location:

Proposal: Change of use of existing dwellinghouse (Class C3) to 5 person house in multiple occupation (HMO) (Class C4) with minor external alterations

Ward: Radcliffe - North and Ainsworth

Application No.: 72520 **App. Type:** FUL 17/03/2026 Approve with Conditions
Unit 1, Jubilee Works, Vale Street, Radcliffe, Bolton, BL2 6QF

Location:

Proposal: Installation of freestanding external biomass boiler to provide heating & hot water to existing building

Application No.: 72857 **App. Type:** FUL 19/03/2026 Approve with Conditions
25 Starling Road, Radcliffe, Manchester, M26 4LW

Location:

Proposal: Two storey rear/side extension; Demolition and replace single storey rear extension

Application No.: 72866 **App. Type:** AG 08/04/2026 Prior Approval Required and Granted
Field Farm, Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

Location:

Proposal: Prior approval for the proposed extension of an existing agricultural storage building

Application No.: 72884 **App. Type:** FUL 01/04/2026 Approve with Conditions
1 Pendennis Close, Radcliffe, Manchester, M26 3UH

Location:

Proposal: Single storey extension at side/rear

Application No.: 72897 **App. Type:** FUL 09/04/2026 Approve with Conditions
9 The Meadows, Radcliffe, Manchester, M26 4NS

Location:

Proposal: Single storey rear extension

Application No.: 72931 **App. Type:** GPDE 30/03/2026 Prior Approval Not Required - Extension
11 Wentworth Close, Radcliffe, Manchester, M26 3WH

Location:

Proposal: Prior approval for proposed single storey rear extension

Ward: Radcliffe - West

Application No.: 72535 **App. Type:** FUL 01/04/2026 Refused
5 Chapel Grove, Fernbank, Radcliffe, Manchester, M26 1YP

Location:

Proposal: Retention of metal fence around the boundary

Application No.: 72731 **App. Type:** ADV 08/04/2026 Refused
Frank Ratcliffe Roofing Centre, Pitt Street, Radcliffe

Location:

Proposal: Replacement of existing signage with 1 no. freestanding static LED display located within the site boundary

Ward: Ramsbottom

Application No.: 72733 **App. Type:** FUL 01/04/2026 Approve with Conditions
2nd Floor Flat, 22 Holcombe Village, Ramsbottom, Bury, BL8 4LZ

Location:

Proposal: Installation of 1 no. gas flue and 2 no. wall vents to rear elevation

Application No.: 72864 **App. Type:** FUL 09/04/2026 Approve with Conditions
Bast House Cottage, 335 Manchester Road, Ramsbottom, Bury, BL9 5LZ

Location:

Proposal: Replace existing windows with powder coated aluminium windows; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally

Application No.: 72865 **App. Type:** LBC 08/04/2026 Approve with Conditions
Bast House Cottage, 335 Manchester Road, Ramsbottom, Bury, BL9 5LZ

Location:

Proposal: Listed Building Consent to replace existing windows with powder coated aluminium windows; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally

Application No.: 72902 **App. Type:** FUL 09/04/2026 Approve with Conditions
7 Cheviot Close, Ramsbottom, Bury, BL0 9LL

Location:

Proposal: Demolition of rear conservatory; Single storey rear extension

Ward: **Whitefield + Unsworth - Besses**

Application No.: 72586 **App. Type:** FUL 23/03/2026 Refused
37 Victoria Lane, Whitefield, Manchester, M45 6BL

Location:

Proposal: Change of use from residential dwelling (Class C3) to children's residential home for up to 3 no. children with up to 3 no. staff working on a rota basis (Class C2)

Application No.: 72727 **App. Type:** FUL 02/04/2026 Approve with Conditions
39 Mode Hill Lane, Whitefield, M45 8JF

Location:

Proposal: Two Storey Side Extension

Application No.: 72800 **App. Type:** ADV 18/03/2026 Approve with Conditions
Entrance to Park 17 & adj Unit 14, Moss Lane, Whitefield, Manchester, M45 8FJ

Location:

Proposal: Replacement signage:
Sign A - internally-illuminated solar powered (LED) totem sign to main entrance
Sign B - non-illuminated free-standing tenant directory sign
Signs C-F - non-illuminated free-standing directional signs

Application No.: 72838 **App. Type:** FUL 30/03/2026 Approve with Conditions
21 Buckingham Avenue, Whitefield, Manchester, M45 6DJ

Location:

Proposal: Change of use from a dwelling (Use Class C3) to a childrens home (Use Class C2) for up to 2 children

Application No.: 72844 **App. Type:** FUL 18/03/2026 Approve with Conditions
20 Derwent Close, Whitefield, Manchester, M45 8HL

Location:

Proposal: Two storey side extension; Single storey front and rear extension

Application No.: 72890 **App. Type:** FUL 09/04/2026 Approve with Conditions
34 Tamar Close, Whitefield, Manchester, M45 8SJ

Location:

Proposal: Single storey extension at rear

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

Application No.: 72836 **App. Type:** FUL 01/04/2026 Approve with Conditions
15 Oakdale Close, Whitefield, Manchester, M45 7LU

Location:

Proposal: Garage conversion to living accommodation; Single storey side extension

Application No.: 72837 **App. Type:** FUL 01/04/2026 Approve with Conditions
15 Oakdale Close, Whitefield, Manchester, M45 7LU

Location:

Proposal: First floor rear extension; Loft conversion including increase in ridge height by 1m; 3 no. rear dormers and 6 no. front velux windows

Application No.: 72915 **App. Type:** FUL 10/04/2026 Approve with Conditions
3 Myrtle Grove, Radcliffe, Manchester, M45 7RR

Location:

Proposal: Two storey/single storey rear extension

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 72787 **App. Type:** FUL 18/03/2026 Approve with Conditions
2 Leyton Drive, Bury, BL9 9SL

Location:

Proposal: Single storey side and rear extension with side canopy, single storey front porch, rear dormer with juliet balcony and external alterations

Application No.: 72799 **App. Type:** FUL 17/03/2026 Approve with Conditions
4 West Close, Bury, BL9 8DQ

Location:

Proposal: Two storey/single storey rear extension; Front porch

Application No.: 72842 **App. Type:** FUL 07/04/2026 Approve with Conditions
38 Sandown Road, Bury, BL9 8HN

Location:

Proposal: Single storey front/side extension

Total Number of Applications Decided: 65