

# REPORT FOR DECISION

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	23rd June 2015
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</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	

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**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.

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**List of Background Papers:-None**

**Contact Details:-**

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**Planning applications decided using Delegated Powers  
Between 22/05/2015 and 14/06/2015**



Ward: **Bury East**

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**Application No.:** 58544    **App. Type:** FUL    03/06/2015    Approve with Conditions  
**Location:** 23 Bolton Street, Bury, BL9 0EY  
**Proposal:** Change of use from hot food takeaway (Class A5) to tattoo/body piercing studio (Sui Generis)

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**Application No.:** 58579    **App. Type:** FUL    09/06/2015    Approve with Conditions  
**Location:** 69A Rochdale Road, Bury, BL9 7AX  
**Proposal:** Change of use of first floor room to internet pharmacy

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**Application No.:** 58625    **App. Type:** FUL    12/06/2015    Refused  
**Location:** 2 Cook Street, Bury, BL9 0RP  
**Proposal:** Changes to front and side elevations; New shop fronts to new retail units

Ward: **Bury East - Moorside**

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**Application No.:** 58672    **App. Type:** FUL    28/05/2015    Approve with Conditions  
**Location:** 34 Walmersley Road, Bury, BL9 6DP  
**Proposal:** Change of use of ground floor from training centre to estate agents office (Class A2)

Ward: **Bury East - Redvales**

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**Application No.:** 58609    **App. Type:** FUL    05/06/2015    Approve with Conditions  
**Location:** 236 Market Street, Bury, BL9 9AB  
**Proposal:** Single storey extension with canopy at rear

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**Application No.:** 58628    **App. Type:** FUL    02/06/2015    Approve with Conditions  
**Location:** 596 Manchester Road, Bury, BL9 9SU  
**Proposal:** Two storey and single storey extensions to side and rear

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**Application No.:** 58630    **App. Type:** FUL    28/05/2015    Approve with Conditions  
**Location:** 2 Somerset Drive, Bury, BL9 9DG  
**Proposal:** Two storey extension to side and rear; Front porch and erection of outbuilding in rear garden and creation of new vehicular access. (Re submission)

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**Application No.:** 58643    **App. Type:** FUL    28/05/2015    Approve with Conditions  
**Location:** 2 Austen Avenue, Bury, BL9 9RH  
**Proposal:** Two storey extension at side / rear and single storey extension at rear (revised scheme)

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**Application No.:** 58682    **App. Type:** FUL    04/06/2015    Refused  
**Location:** 184 Alfred Street, Bury, BL9 9EG  
**Proposal:** Two storey extension at side; Extension to porch at front

Ward: **Bury West - Church**

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**Application No.:** 58608    **App. Type:** FUL    26/05/2015    Approve with Conditions  
**Location:** 10 Newham Drive, Bury, BL8 2EH  
**Proposal:** Single storey extension at side

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**Application No.:** 58646    **App. Type:** FUL    04/06/2015    Approve with Conditions  
**Location:** 1 Blackrod Drive, Bury, BL8 2HN  
**Proposal:** Two storey side extension; New vehicular access with alterations to parking area at front (Resubmission of 58452)

Ward: **Bury West - Elton**

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**Application No.:** 58633    **App. Type:** FUL    05/06/2015    Approve with Conditions  
**Location:** 34 Bowes Close, Bury, BL8 1UA  
**Proposal:** Two storey side extension

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**Application No.:** 58686    **App. Type:** FUL    04/06/2015    Approve with Conditions  
**Location:** 25 Trimmingham Drive, Bury, BL8 1JW  
**Proposal:** First floor extension at side/front; Single storey extension at rear; Front porch and render to front, side and rear elevations

Ward: **North Manor**

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**Application No.:** 58592    **App. Type:** FUL    28/05/2015    Approve with Conditions  
**Location:** 9 Kendal Road, Ramsbottom, Bury, BL0 9SP  
**Proposal:** First floor extension at side over existing garage; Single storey extension at rear

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**Application No.:** 58603    **App. Type:** FUL    28/05/2015    Refused  
**Location:** 35 Fernview Drive, Tottington, Bury, BL0 9XB  
**Proposal:** First floor extension over existing garage at side; Two storey extension to rear with balcony

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**Application No.:** 58611    **App. Type:** FUL    26/05/2015    Approve with Conditions  
**Location:** 12 Palatine Drive, Bury, BL9 6RL  
**Proposal:** Erection of a detached garage/utility room at rear

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**Application No.:** 58654    **App. Type:** FUL    28/05/2015    Refused  
**Location:** 2 Ashborne Drive, Summerseat, Bury, BL9 5PD  
**Proposal:** Addition of first floor above part of existing house and replacement porch

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**Application No.:** 58688    **App. Type:** FUL    04/06/2015    Approve with Conditions  
**Location:** 7 Guiseley Close, Bury, BL9 5JR  
**Proposal:** Single storey extension at rear

Ward: **Prestwich - Holyrood**

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**Application No.:** 58624    **App. Type:** FUL    02/06/2015    Approve with Conditions  
**Location:** 16 Polefield Approach, Prestwich, Manchester, M25 2NF  
**Proposal:** Single storey extension at rear

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**Application No.:** 58649    **App. Type:** LDCP    12/06/2015    Lawful Development  
**Location:** 22 Simister Green, Prestwich, Manchester, M25 2RY  
**Proposal:** Lawful development certificate for proposed single storey rear extension (resubmission)

Ward: **Prestwich - Sedgley**

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**Application No.:** 58582    **App. Type:** FUL    28/05/2015    Approve with Conditions  
**Location:** The Residences, Scholes Lane, Prestwich, Manchester, M25 0NT  
**Proposal:** Extension to an existing Control Kiosk within the grounds of The Residences.

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**Application No.:** 58617    **App. Type:** FUL    02/06/2015    Approve with Conditions  
**Location:** 132 Albert Avenue, Prestwich, Manchester, M25 0HE  
**Proposal:** Two storey extension at side; extension at rear and alterations to rear decking

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**Application No.:** 58620    **App. Type:** FUL    02/06/2015    Approve with Conditions  
**Location:** 17 East Meade, Prestwich, Manchester, M25 0JJ  
**Proposal:** Two storey extensions to side and rear

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**Application No.:** 58632    **App. Type:** FUL    02/06/2015    Approve with Conditions  
**Location:** 9 Wilton Avenue, Prestwich, Manchester, M25 0HD  
**Proposal:** New front porch; Single storey/two storey side/rear extensions; Demolition of existing garage and erection of a single storey detached annexe

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**Application No.:** 58659    **App. Type:** FUL    28/05/2015    Approve with Conditions  
**Location:** 8 Ravensway, Prestwich, Manchester, M25 0EU  
**Proposal:** Single storey rear extension with flat roof incorporating 'succah-style' roof light

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**Application No.:** 58680    **App. Type:** FUL    10/06/2015    Approve with Conditions  
**Location:** 99 Kings Road, Prestwich, Manchester, M25 0JS  
**Proposal:** Two storey extension at side; Single storey succah extension at rear; First floor extension at rear; Front porch

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

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**Application No.:** 58623    **App. Type:** FUL    26/05/2015    Approve with Conditions  
**Location:** 10 Beckley Avenue, Prestwich, Manchester, M25 9RR  
**Proposal:** Single storey side extension

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**Application No.:** 58626    **App. Type:** FUL    08/06/2015    Approve with Conditions  
**Location:** 2 St Marys Road, Prestwich, Manchester, M25 1AP  
**Proposal:** Demolition of existing garage and proposed single storey side extension

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**Application No.:** 58636    **App. Type:** FUL    26/05/2015    Approve with Conditions  
**Location:** Cheddleton Lodge, West Road, Prestwich, Manchester, M25 3FB  
**Proposal:** Erection of a camper van port at front of house

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**Application No.:** 58639    **App. Type:** FUL    05/06/2015    Approve with Conditions  
**Location:** 12 Hollyedge Drive, Prestwich, Manchester, M25 9RG  
**Proposal:** Two storey side extension

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**Application No.:** 58642    **App. Type:** ADV    08/06/2015    Approve with Conditions  
**Location:** 463 Bury New Road, Prestwich, Manchester, M25 1AD  
**Proposal:** 3 no. internally illuminated fascia signs. 1 no. internally illuminated hanging sign. 1 no. internally illuminated ATM sign

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**Ward: Radcliffe - East**

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**Application No.:** 58513    **App. Type:** FUL    08/06/2015    Refused  
**Location:** Land adjacent to Cocklestorm Fencing, Bury Road, Radcliffe, Manchester, M26 2UT  
**Proposal:** Retrospective application for change of use from vacant land to part car park, part storage area (resubmission)

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**Application No.:** 58584    **App. Type:** FUL    12/06/2015    Approve with Conditions  
**Location:** 62 Bury Road, Radcliffe, Manchester, M26 2UU  
**Proposal:** Two storey extensions at side and rear; Single storey extension at rear; raised decking at rear with handrail and steps to garden level; new driveway crossing.

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**Application No.:** 58635    **App. Type:** ADV    02/06/2015    Approve with Conditions  
**Location:** Radcliffe PCC, Church Street West, Radcliffe, Manchester, M26 2SP  
**Proposal:** 2 No. non-illuminated fascia signs, 1 no. internally illuminated projecting sign, 1 no. non-illuminated service menu board, 4 no. non-illuminated window vinyl

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**Application No.:** 58656    **App. Type:** FUL    12/06/2015    Approve with Conditions  
**Location:** 58 Starling Road, Radcliffe, Manchester, M26 4LN  
**Proposal:** Two storey rear extension

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**Ward: Radcliffe - North**

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**Application No.:** 58543    **App. Type:** ADV    08/06/2015    Split Decision  
**Location:** Moorgate Cottage, 4 Radcliffe Moor Road, Radcliffe, Manchester, M26 3WL  
**Proposal:** A: 2 no. non-illuminated perspex signs  
B: 2 no. non-illuminated banner signs

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**Application No.:** 58588    **App. Type:** FUL    22/05/2015    Approve with Conditions  
**Location:** 28 Broomfield Close, Ainsworth, Bolton, BL2 5QY  
**Proposal:** Extension of dormer at rear above existing garage

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**Application No.:** 58610    **App. Type:** TEL    26/05/2015    Prior Approval Required and Granted  
**Location:** Highways verge at roundabout adjoining Countess Lane and Turks Road, Radcliffe, Manchester, M26 3LX  
**Proposal:** Prior notification for 12 metre high monopole with 1 no. antenna to the top and 2 no. equipment cabinets at the base

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**Application No.:** 58629    **App. Type:** FUL    26/05/2015    Approve with Conditions  
**Location:** 2 Stonedolph Close, Ainsworth, Radcliffe, Bolton, BL2 5SH  
**Proposal:** Flat to pitched roof conversion to garage and front canopy

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**Application No.:** 58691    **App. Type:** FUL    04/06/2015    Approve with Conditions  
**Location:** 3 Claydon Drive, Radcliffe, Manchester, M26 3XA  
**Proposal:** Single storey side extension to existing detached garage

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Ward: **Ramsbottom + Tottington - Tottington**

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**Application No.:** 58580    **App. Type:** FUL    22/05/2015    Approve with Conditions  
**Location:** Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD  
**Proposal:** Single storey extension at rear; first floor juliette balcony at rear

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**Application No.:** 58627    **App. Type:** FUL    05/06/2015    Approve with Conditions  
**Location:** 25 Quakers Field, Tottington, Bury, BL8 4AZ  
**Proposal:** Single storey rear extension

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Ward: **Ramsbottom and Tottington - Ramsbottom**

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**Application No.:** 58435    **App. Type:** FUL    28/05/2015    Approve with Conditions  
**Location:** Higher Redisher Farm, Redisher Lane, Hawkshaw, Bury, BL8 4HX  
**Proposal:** Demolition of front porch and partial demolition of single storey rear extension; Conversion of barn to additional living accommodation; Erection of front porch; Erection of first floor extension above garage; Erection of two storey extension at rear; Erection of detached garage, office and store (resubmission)

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**Application No.:** 58598    **App. Type:** FUL    26/05/2015    Approve with Conditions  
**Location:** 62 Woodhey Road, Ramsbottom, Bury, BL0 9RB  
**Proposal:** First floor extension to side and two storey extension to front

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

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**Application No.:** 58531    **App. Type:** FUL    26/05/2015    Approve with Conditions  
**Location:** 5 Sergeants Lane, Whitefield, Manchester, M45 7TR  
**Proposal:** New front porch; Two storey extension at side; Single storey extension at rear; New wall with new gates and railings

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**Application No.:** 58600    **App. Type:** FUL    26/05/2015    Approve with Conditions  
**Location:** 12 Ringley Park, Radcliffe, Manchester, M45 7NT  
**Proposal:** Two storey extension to rear and single storey extension to front porch

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**Application No.:** 58640    **App. Type:** FUL    11/06/2015    Approve with Conditions  
**Location:** 3 Parkstone Avenue, Whitefield, Manchester, M45 7GF  
**Proposal:** Single storey extension at rear

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Ward: **Whitefield + Unsworth - Unsworth**

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**Application No.:** 58562    **App. Type:** FUL    28/05/2015    Approve with Conditions  
**Location:** 845 Manchester Road, Bury, BL9 9TP  
**Proposal:** Variation of conditions 2 and 3 following grant of planning permission 58184 to remove reference to the duplicate drawing and amend the timing of the smart lighting coming on:  
Condition 2 amend from: This decision relates to drawings numbered 3273/00, 3273/C/02 Rev A, 13.030/E/07 Rev D, 3273/178D, 13.030/E/05 Rev C, 3273/C/179A, 3273/C/021 Rev A, 13.030 MB Whitefield\_External Lighting, 13.030 Roof Car Park Lighting, Thorlux lighting - Type AA, T2, S1 and Y and the development shall not be carried out except in accordance with the drawings hereby approved  
Condition 2 amend to: This decision relates to drawings numbered 3273/00, 3273/C/02 Rev A, 13.030/E/07 Rev D, 3273/178D, 13.030/E/05 Rev C, 3273/C/179A, 13.030 MB Whitefield\_External Lighting, 13.030 Roof Car Park Lighting, Thorlux lighting - Type AA, T2, S1 and Y and the development shall not be carried out except in accordance with the drawings hereby approved.  
Condition 3 amend from: The external lighting shall not be switched on outside the hours of 08.00 to 19.00 Monday to Friday, 07.30 to 17.30 Saturdays and 09.30 to 16.30 Sundays except where the sensor detects movement on the site for security purposes.  
Condition 3 amend to: The external lighting shall not be switched on outside the hours of 07.30 to 19.00 Monday to Friday, 07.30 to 17.30 Saturdays and 10.30 to 17.30 Sundays except where the sensor detects movement on the site for security purposes.

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**Application No.:** 58631    **App. Type:** FUL    11/06/2015    Refused  
**Location:** Land bounded by Croft Lane/Borden Way, Bury  
**Proposal:** Change of use of land (formerly used as United Utilities temporary contractors compound) to the display and retail sale of decorative stone

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**Application No.:** 58645    **App. Type:** ADV    05/06/2015    Approve with Conditions  
**Location:** 1 Elms Square Precinct, Whitefield, Manchester, M45 7TA  
**Proposal:** 1 No. internally illuminated fascia sign, 1 no. non-illuminated fascia sign, 1 no. internally illuminated projecting sign

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**Total Number of Applications Decided: 50**