

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	24 November 2015
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 19/10/2015 and 15/11/2015

Ward: **Bury East**

Application No.: 59059 **App. Type:** FUL 05/11/2015 Approve with Conditions
Location: Site of former Peel Mills, Chamberhall Street, Bury, BL9 OLU
Proposal: Construction and operation of a 20MW embedded Short Term Operating Reserve and Peak Power (STOR) generating plant within a bespoke building and auxiliary equipment and access

Application No.: 59190 **App. Type:** FUL 27/10/2015 Approve with Conditions
Location: Art Picture House, Haymarket Street, Bury, BL9 0AY
Proposal: Installation of two external condenser units at rear

Application No.: 59191 **App. Type:** LBC 27/10/2015 Approve with Conditions
Location: Art Picture House, Haymarket Street, Bury, BL9 0AY
Proposal: Listed building consent for the installation of two external condenser units at rear

Application No.: 59211 **App. Type:** FUL 22/10/2015 Approve with Conditions
Location: 26 Shepherd Street, Bury, BL9 ORT
Proposal: First floor extension at rear

Application No.: 59235 **App. Type:** ADV 22/10/2015 Approve with Conditions
Location: Lloyds Pharmacy, 2 Knowsley Place, Knowsley Street, Bury, BL9 0SN
Proposal: 3 No. internally illuminated fascia signs; 1 No. internally illuminated projecting sign; 5 No. non-illuminated vinyl window graphics

Application No.: 59265 **App. Type:** FUL 22/10/2015 Approve with Conditions
Location: Exchange House, 39 Knowsley Street, Bury, BL9 OST
Proposal: Change of use to chiropractic clinic (Class D1)

Application No.: 59278 **App. Type:** LDCE 06/11/2015 Lawful Development
Location: Unit 1 & 2 Argos/Poundstretcher, Angouleme Retail Park, George Street, Bury, BL9 0QT
Proposal: Lawful development certificate for existing retail use (Class A1) without limitation

Application No.: 59436 **App. Type:** GPDE 06/11/2015 Prior Approval Required Refused - Ext
Location: 20 Heywood Street, Bury, BL9 7EA
Proposal: Prior notification of single storey extension at rear

Ward: **Bury East - Moorside**

Application No.: 59135 **App. Type:** FUL 21/10/2015 Approve with Conditions

Location: 1 Bright Street, Bury, BL9 6AQ

Proposal: Change of use of part of 1 Bright Street from place of worship (D1) to a mixed use comprising the display, storage, distribution, sale and alteration of sports team wear, not open to the general public; together with new entrance and ramp and window to the south elevation (retrospective); roller shutter to entrance on north elevation (retrospective); provision of three new car parking spaces.

Application No.: 59186 **App. Type:** FUL 22/10/2015 Approve with Conditions

Location: 26 Oram Street, Bury, BL9 6EN

Proposal: Single storey extension at rear

Application No.: 59255 **App. Type:** FUL 03/11/2015 Approve with Conditions

Location: St Pauls C Of E Primary School, Porritt Street, Bury, BL9 6LJ

Proposal: Replacement of covered play area enclosure

Application No.: 59270 **App. Type:** FUL 22/10/2015 Approve with Conditions

Location: 21 Hillside Crescent, Bury, BL9 6PZ

Proposal: Single storey rear extension with raised decking adjacent to the extension

Application No.: 59338 **App. Type:** GPDE 11/11/2015 Prior Approval Not Required - Extension

Location: 13 Pearson Street, Bury, BL9 6DA

Proposal: Prior notification for single storey extension at rear

Application No.: 59373 **App. Type:** GPDE 11/11/2015 Prior Approval Not Required - Extension

Location: 126 Walmersley Road, Bury, BL9 6DX

Proposal: Prior notification for single storey extension at rear

Ward: **Bury East - Redvales**

Application No.: 59215 **App. Type:** DEM 27/10/2015 Prior Approval Required and Granted

Location: William Kemp Heaton Day Centre, St Peters Road, Bury, BL9 9RP

Proposal: Prior notification for demolition of former day centre and Howarth Close hostel

Application No.: 59251 **App. Type:** GPDE 19/10/2015 Prior Approval Not Required - Extension

Location: 16 Prescott Close, Bury, BL9 9DZ

Proposal: Prior notification for single storey extension at rear

Application No.: 59262 **App. Type:** FUL 23/10/2015 Approve with Conditions

Location: 19 Crossfield Street, Bury, BL9 9TF

Proposal: Two storey extension at side/rear and single storey extension at rear (resubmission)

Application No.: 59271 **App. Type:** FUL 27/10/2015 Approve with Conditions

Location: Land At The Rear Of Keswick Drive, Bury, BL9 9LT

Proposal: Variation of condition no.2 of approved planning permission 58297 for drawing 4005-101k to be replaced with 4005-101v (changes to layout of bin store and parking).

Application No.: 59291 **App. Type:** FUL 05/11/2015 Approve with Conditions

Location: 16 Derwent Drive, Bury, BL9 9LS

Proposal: Two storey extension at side

Application No.: 59295 **App. Type:** GPDE 21/10/2015 Prior Approval Not Required - Extension

Location: 10 Prescott Close, Bury, BL9 9DZ

Proposal: Prior notification for single storey extension at rear

Application No.: 59297 **App. Type:** FUL 09/11/2015 Approve with Conditions

Location: 16 Grasmere Drive, Bury, BL9 9GB

Proposal: Two storey rear extension and garage conversion

Ward: **Bury West - Church**

Application No.: 59195 **App. Type:** FUL 03/11/2015 Approve with Conditions

Location: 17 Slaidburn Drive, Bury, BL8 3DG

Proposal: Single storey extensions to side and rear

Ward: **Bury West - Elton**

Application No.: 59206 **App. Type:** FUL 27/10/2015 Approve with Conditions

Location: 168 Brandlesholme Road, Bury, BL8 1AX

Proposal: First floor/single storey extension at rear; Roller shutter at front

Application No.: 59250 **App. Type:** FUL 22/10/2015 Approve with Conditions

Location: 4 Gosforth Close, Bury, BL8 1EA

Proposal: Pitched roof to first floor side extension

Application No.: 59286 **App. Type:** FUL 03/11/2015 Approve with Conditions

Location: 5 Falmer Close, Bury, BL8 1YD

Proposal: Single storey garden room/store at rear (resubmission of 59066)

Ward: **North Manor**

Application No.: 59219 **App. Type:** FUL 22/10/2015 Approve with Conditions

Location: 14 Sandringham Drive, Tottington, Bury, BL8 4DJ

Proposal: Pitched lean to roof dormer at front; flat roofed dormer at rear; addition of first floor window to side elevation; single storey dining room / orangery extension at rear; elevational alterations and widening of driveway

Application No.: 59258 **App. Type:** FUL 10/11/2015 Approve with Conditions
Location: 25 Greenmount Drive, Greenmount, Bury, BL8 4HA
Proposal: Flat roof to existing conservatory at rear to create first floor balcony with glazed handrail (retrospective)

Application No.: 59272 **App. Type:** FUL 03/11/2015 Approve with Conditions
Location: Springside County Primary School, Springside Road, Bury, BL9 5JB
Proposal: New entrance door canopy to rear elevation.

Application No.: 59276 **App. Type:** FUL 05/11/2015 Approve with Conditions
Location: 23 Trent Drive, Bury, BL9 6QZ
Proposal: Single storey extension at side to connect garage with house

Application No.: 59308 **App. Type:** FUL 09/11/2015 Approve with Conditions
Location: 483 Bolton Road West, Ramsbottom, Bury, BL0 9RN
Proposal: Single storey extension at front and two storey extension at side with juliet balcony at rear;
Raised decking at rear with steps to garden level

Application No.: 59348 **App. Type:** LDCP 22/10/2015 Refused
Location: 5 Sunnymede Vale, Ramsbottom, Bury, BL0 9RR
Proposal: Certificate of lawfulness for proposed kitchen extension

Application No.: 59350 **App. Type:** LDCP 22/10/2015 Lawful Development
Location: 40 Newcombe Road, Ramsbottom, Bury, BL0 9UT
Proposal: Certificate of lawfulness for proposed single storey rear extension

Ward: Prestwich - Holyrood

Application No.: 59107 **App. Type:** FUL 22/10/2015 Approve with Conditions
Location: 127 Heywood Road, Prestwich, Manchester, M25 1LF
Proposal: Conversion of attached garage into habitable room with front bay extension and new window at side

Application No.: 59227 **App. Type:** FUL 22/10/2015 Approve with Conditions
Location: 5 Penrhyn Drive, Prestwich, Manchester, M25 1LW
Proposal: Part single/part two storey extension to side and rear and front dormer

Application No.: 59259 **App. Type:** FUL 13/11/2015 Approve with Conditions
Location: 162 Heywood Road, Prestwich, Manchester, M25 1LD
Proposal: Two storey extension at rear; Porch and canopy at front and pitched roof to existing front bay window

Application No.: 59344 **App. Type:** GPDE 04/11/2015 Prior Approval Not Required - Extension
Location: 16 Tamworth Avenue, Whitefield, Manchester, M45 6UH
Proposal: Prior notification for single storey extension at rear

Ward: **Prestwich - Sedgley**

Application No.: 59090 **App. Type:** FUL 21/10/2015 Approve with Conditions
Location: The Shrubberies, Bury New Road, Prestwich, Manchester, M25 9WN
Proposal: Siting of 1 no. container

Application No.: 59112 **App. Type:** LBC 22/10/2015 Approve with Conditions
Location: 9 The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH
Proposal: Listed building consent to replace 2 no. first floor single glazed wooden windows at rear with slimline double glazing units

Application No.: 59134 **App. Type:** FUL 28/10/2015 Approve with Conditions
Location: 148 Albert Avenue, Prestwich, Manchester, M25 0HE
Proposal: Two storey extensions to side and rear

Application No.: 59225 **App. Type:** FUL 29/10/2015 Approve with Conditions
Location: 48 Richmond Avenue, Prestwich, Manchester, M25 0LW
Proposal: Single storey extension at the rear with dormer (Resubmission of 58670)

Application No.: 59247 **App. Type:** FUL 09/11/2015 Approve with Conditions
Location: 67 Whittaker Lane, Prestwich, Manchester, M25 1ET
Proposal: New dropped kerb & works to public highway to form vehicular access

Application No.: 59427 **App. Type:** LDGP 13/11/2015 Lawful Development
Location: 10 Hillwood Avenue, Prestwich, Manchester, M8 4LU
Proposal: Lawful development certificate for proposed loft conversion with hip to gable roof extension and rear dormer

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

Application No.: 58622 **App. Type:** FUL 21/10/2015 Approve with Conditions
Location: Land off Flashfields, Prestwich, Manchester, M25 9ST
Proposal: Erection of 2 no. detached dwellings with detached garages

Application No.: 58855 **App. Type:** FUL 22/10/2015 Approve with Conditions
Location: 5 Church Lane, Prestwich, Manchester, M25 1AN
Proposal: First floor balcony with patio doors and balustrade at rear

Application No.: 59201 **App. Type:** ADV 21/10/2015 Approve with Conditions
Location: 494 Bury New Road, Prestwich, Manchester, M25 7AN
Proposal: 3 No. internally illuminated fascia signs; 6 No. non-illuminated poster frames, window vinyls and deliveries panel

Application No.: 59209 **App. Type:** ADV 03/11/2015 Approve with Conditions

Location: KFC, 513 Bury New Road, Prestwich, Manchester, M25 3AJ

Proposal: Installation of 1 no. non-illuminated free standing banner frame

Application No.: 59260 **App. Type:** FUL 09/11/2015 Approve with Conditions

Location: 492 Bury New Road, Prestwich, Manchester, M25 7AN

Proposal: Siting of 1 no. refrigerated storage container for a temporary period between 1st November and 31st January annually

Ward: **Radcliffe - East**

Application No.: 59056 **App. Type:** FUL 27/10/2015 Approve with Conditions

Location: 1 Middle Spen Moor, Bury & Bolton Road, Radcliffe, Manchester, M26 4JZ

Proposal: Erection of 1 no. attached dwelling

Application No.: 59147 **App. Type:** FUL 29/10/2015 Approve with Conditions

Location: 32 Blackburn Street, Radcliffe, Manchester, M26 1NQ

Proposal: Change of use from retail (A1) to cafe/hot food takeaway and ice cream parlour (A3/A5) with new shop front and extraction flue to rear elevation

Application No.: 59181 **App. Type:** FUL 09/11/2015 Approve with Conditions

Location: 21/23 Deansgate/ 3-7 Seymour Street, Radcliffe, Manchester, M26 2SH

Proposal: Rebuilding and extension on three levels (3-7 Seymour Street) and renovation and raising of roof of 23 Deansgate to create shop, gym, cafe and two flats. Second floor and single storey extensions to 21 Deansgate (Part Retrospective).

Application No.: 59192 **App. Type:** FUL 22/10/2015 Approve with Conditions

Location: Dunelm, Green Street, Radcliffe, Manchester, M26 0AE

Proposal: Removal of existing entrance and relocation to centre of Green Street elevation; Relocation of trolley bay and alterations to parking spaces; Redecoration of existing external cladding to elevations

Application No.: 59203 **App. Type:** FUL 05/11/2015 Approve with Conditions

Location: 54 Church Street West, Radcliffe, Manchester, M26 2SQ

Proposal: Two storey extension at rear with external staircase; Flue at rear; Loft conversion with front and rear dormers; New shop front with roller shutter

Application No.: 59213 **App. Type:** DEM 09/11/2015 Prior Approval Required and Granted

Location: Radcliffe Swimming Pool, Green Street, Radcliffe, Manchester, M26 3ED

Proposal: Prior notification for demolition of existing building

Ward: **Radcliffe - North**

Application No.: 59188 **App. Type:** FUL 23/10/2015 Refused

Location: 7 Donnington Road, Radcliffe, Manchester, M26 3TT

Proposal: Single storey garage extension at front; Creation of new driveway/vehicular access at front

Application No.: 59253 **App. Type:** FUL 22/10/2015 Approve with Conditions
Location: 32 Cockey Moor Road, Radcliffe, Bury, BL8 2HB
Proposal: Single storey rear extension and two storey side extension incorporating a garage to the front

Application No.: 59261 **App. Type:** FUL 22/10/2015 Approve with Conditions
Location: 183 Bury New Road, Radcliffe, Bolton, BL2 6QQ
Proposal: Single storey extension at side and rear

Application No.: 59330 **App. Type:** FUL 09/11/2015 Approve with Conditions
Location: 185 Bury New Road, Radcliffe, Bolton, BL2 6QQ
Proposal: Two storey side and single storey rear extension

Application No.: 59431 **App. Type:** LDPC 13/11/2015 Lawful Development
Location: 77 Boundary Drive, Radcliffe, Bolton, BL2 6SE
Proposal: Lawful development certificate for proposed single storey extension at rear

Ward: Radcliffe - West

Application No.: 59185 **App. Type:** FUL 22/10/2015 Approve with Conditions
Location: 112 Harper Fold Road, Radcliffe, Manchester, M26 3RG
Proposal: Single storey extension to the side and creation of 2 no. parking spaces

Application No.: 59287 **App. Type:** FUL 03/11/2015 Approve with Conditions
Location: 136 Stand Lane, Radcliffe, Manchester, M26 1GS
Proposal: Change of Use of 1st floor to residential (3no. apartments); Alterations to access at front & side and rear (Ramp, steps and handrails); New parking arrangements; New Shop front (Resubmission of 58806)

Application No.: 59406 **App. Type:** GPDE 09/11/2015 Prior Approval Required Refused - Ext
Location: 7 Poolfield Close, Radcliffe, Manchester, M26 3UE
Proposal: Prior notification for single storey extension at rear

Ward: Ramsbottom + Tottington - Tottington

Application No.: 59231 **App. Type:** LDPC 29/10/2015 Refused
Location: 64 Watling Street, Tottington, Bury, BL8 3QW
Proposal: Certificate of lawfulness for proposed single storey garden building

Application No.: 59257 **App. Type:** FUL 05/11/2015 Refused
Location: 55 Booth Way, Tottington, Bury, BL8 3JT
Proposal: Two storey extension at side/rear and single storey extension at rear

Application No.: 59283 **App. Type:** FUL 05/11/2015 Approve with Conditions
Location: 157 Scobell Street, Tottington, Bury, BL8 3DE
Proposal: Single storey extension at side/rear; Dormer at rear

Application No.: 59314 **App. Type:** FUL 09/11/2015 Approve with Conditions
Location: 8 Layfield Close, Tottington, Bury, BL8 4BN
Proposal: Single storey extension at rear

Ward: Ramsbottom and Tottington - Ramsbottom

Application No.: 59126 **App. Type:** FUL 29/10/2015 Approve with Conditions
Location: Bank Lane Farm, 4 Higher Fold Lane, Shuttleworth, Ramsbottom, Bury, BLO 0DW
Proposal: First floor extensions at rear

Application No.: 59197 **App. Type:** FUL 23/10/2015 Split Decision
Location: 49 Dundee Lane, Ramsbottom, Bury, BLO 9HL
Proposal: A : External Alterations.
B : Loft conversion with dormer at side.

Application No.: 59199 **App. Type:** FUL 05/11/2015 Approve with Conditions
Location: 11 Douglas Street, Ramsbottom, Bury, BLO 9HB
Proposal: Dormer at rear (retrospective)

Application No.: 59208 **App. Type:** FUL 21/10/2015 Approve with Conditions
Location: 60 Victoria Street, Ramsbottom, Bury, BLO 9EB
Proposal: Single storey extension at rear

Application No.: 59263 **App. Type:** FUL 29/10/2015 Approve with Conditions
Location: 1 Southside, Gollinrod, Bury, BL9 5NB
Proposal: Two storey extension at side and balcony structure with glazed balustrade at rear

Application No.: 59268 **App. Type:** FUL 22/10/2015 Approve with Conditions
Location: 10 Roseberry Close, Ramsbottom, Bury, BLO 9FQ
Proposal: Two storey side and single storey rear extension

Application No.: 59305 **App. Type:** FUL 13/11/2015 Approve with Conditions
Location: Carn Brae, 130 Helmshore Road, Ramsbottom, Bury, BL8 4PB
Proposal: Raising the existing roof including construction of two dormers with new balcony on the south elevation; Re-build of existing entrance hall and re-modelling of the entrance elevation

Ward: Whitefield + Unsworth - Besses

Application No.: 59404 **App. Type:** LDCE 10/11/2015 Refused

Location: 387 Parr Lane, Bury, BL9 8NA

Proposal: Certificate of lawfulness for existing use as residential dwelling

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

Application No.: 59116 **App. Type:** FUL 19/10/2015 Refused

Location: Land adjoining 18 Dales Lane, Whitefield, Manchester, M45 7WW

Proposal: Variation of condition no. 2 (approved drawings) of applications 51241 two storey dwelling and 55126 (extension of time for 51241) for addition of rear dormer

Application No.: 59149 **App. Type:** FUL 22/10/2015 Approve with Conditions

Location: 29 Cromwell Road, Radcliffe, Manchester, M45 7RQ

Proposal: Single storey extension at front and side

Application No.: 59182 **App. Type:** FUL 27/10/2015 Approve with Conditions

Location: 12 Church Lane, Whitefield, Manchester, M45 7NF

Proposal: Removal of conditions 9 & 10 of approved planning application 56663 to provide shared access between 12 Church Lane & 11 Bank Street

Application No.: 59194 **App. Type:** FUL 04/11/2015 Approve with Conditions

Location: Land at side of 3 Myrtle Grove, Radcliffe, Manchester, M45 7RR

Proposal: Variation of condition no. 2 of approved planning permission 57950 amended drawings - alterations include render to replace brickwork and study/utility rooms in place of integral garage.

Application No.: 59200 **App. Type:** FUL 21/10/2015 Approve with Conditions

Location: 4 Ross Avenue, Whitefield, Manchester, M45 7FH

Proposal: Two storey extension at side

Application No.: 59232 **App. Type:** FUL 27/10/2015 Approve with Conditions

Location: 69 Higher Lane, Whitefield, Manchester, M45 7EZ

Proposal: Variation of Condition no. 2 of planning permission 58006 for the replacement of approved drawing 1402/04 D by revised drawing 1402/04 E and drawing 1402/06 F by revised drawing 1402/06 G due to changes to the design and to finishing material to external walls

Application No.: 59234 **App. Type:** TEL 22/10/2015 Prior Approval Required and Refused

Location: Pavement 90 Meters To West Of 96 Ringley Road, Whitefield, Manchester, M45 7JW

Proposal: Prior notification for removal of existing 15m column and installation of 17.5m dual user monopole and the installation of 1 no. equipment cabinet

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 59153 **App. Type:** FUL 03/11/2015 Approve with Conditions

Location: 1 Randle Drive, Bury, BL9 8HZ

Proposal: First floor/second floor extension at side; single storey sunlounge extension at rear

Application No.: 59170 **App. Type:** FUL 22/10/2015 Approve with Conditions

Location: 14 Goodison Close, Bury, BL9 8JY

Proposal: Single storey extension at side and rear; Single storey extension at rear

Application No.: 59183 **App. Type:** FUL 29/10/2015 Approve with Conditions

Location: All Saints C of E Primary School, Rufford Drive, Whitefield, Manchester, M45 8PL

Proposal: Siting of single storey modular unit for multi-use

Application No.: 59214 **App. Type:** FUL 13/11/2015 Approve with Conditions

Location: 6 Rufford Parade, Rufford Drive, Whitefield, Manchester, M45 8PW

Proposal: External flue at side (retrospective)

Application No.: 59228 **App. Type:** FUL 29/10/2015 Approve with Conditions

Location: 42 Rufford Drive, Whitefield, Manchester, M45 8PL

Proposal: Single storey front extension

Application No.: 59239 **App. Type:** FUL 22/10/2015 Approve with Conditions

Location: 10 Haddon Close, Bury, BL9 8BP

Proposal: Demolition of existing porch, garage and side extension and erection of part single/part two storey extensions to front, side and rear.

Application No.: 59269 **App. Type:** FUL 22/10/2015 Approve with Conditions

Location: 239 Parr Lane, Bury, BL9 8LX

Proposal: Single storey extension to front of garage and garage conversion

Application No.: 59343 **App. Type:** GPDE 11/11/2015 Prior Approval Not Required - Extension

Location: 64 Malton Avenue, Whitefield, Manchester, M45 8PS

Proposal: Prior notification for single storey extension at rear

Total Number of Applications Decided: 88