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AGENDA FOR

PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : G McGill (Chair), S Arif, C Boles, D Duncalfe,
U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn,
G Staples-Jones and M Walsh

Dear Member/Colleague

Planning Control Committee

You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Tuesday, 22 April 2025
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members of the Planning Control Committee are asked to consider whether they have an interest in any of the matters on the Agenda and, if so, to formally declare that interest.

3 MINUTES OF THE MEETING HELD ON THE 18TH MARCH 2025 *(Pages 3 - 6)*

The Minutes of the meeting held on Tuesday the 18th March 2025 are attached.

4 PLANNING APPLICATIONS *(Pages 7 - 98)*

Reports attached.

5 DELEGATED DECISIONS *(Pages 99 - 112)*

A report from the Head of Development Management on all delegated planning decisions since the last meeting of the planning control committee is attached.

6 PLANNING APPEALS *(Pages 113 - 124)*

A report from the Head of Development Management on all planning appeal decisions since the last meeting of the Planning Control Committee is attached.

7 JOINT PLANNING COMMITTEE *(Pages 125 - 136)*

A report attached from the Head of Development Management outlines the draft arrangements and terms of reference for a joint Planning Committee between Rochdale and Bury Councils to determine planning and related applications at Northern Gateway, Places for Everyone sites JP Allocations 1.1 and 1.2.

8 URGENT BUSINESS

Any other business which by reason of special circumstances the Chair agrees may be considered as a matter of urgency.

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 18th March 2025

Present: Councillor G McGill (in the Chair)
Councillors S Arif, C Boles, D Duncalfe, U Farooq, J Harris,
M Hayes, B Ibrahim, D Quinn, G Staples-Jones and M Walsh.

Also in attendance: Councillors J Grimshaw, J Hook and T Rafiq.

Public Attendance: 14 members of the public were in attendance at the meeting along with one member of the press.

PCC.1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PCC.2 DECLARATIONS OF INTEREST

The Chair, Councillor G McGill declared in relation to the planning application on the agenda 71273, Erection and operation of Material Recycling Facility, Pilsworth Quarry, Pilsworth Road, Bury, BL9 8QZ.

Due to being a ward Councillor, last year he heard discussions about alleged smells from the site, but he had not pre determined the application or cast pre judgement. Therefore, he would remain in the meeting during deliberation of this application and take part in the determination and voting.

Councillor D Quinn declared in relation to the planning application on the agenda 71273, Erection and operation of Material Recycling Facility, Pilsworth Quarry, Pilsworth Road, Bury, BL9 8QZ.

On behalf of her employer, she had attended the same meeting as Councillor McGill and had heard discussions about alleged smells from the site, but she had also not pre determined the application or cast pre judgement. Therefore, she would also remain in the meeting during deliberation of this application and take part in the determination and voting.

Councillor M Walsh declared in relation to the planning application on the agenda 71273, Erection and operation of Material Recycling Facility, Pilsworth Quarry, Pilsworth Road, Bury, BL9 8QZ.

She had been approached by a university researcher about alleged smells from the site, but she had also not formed an opinion or pre determined the application and cast pre judgement. Therefore, she would also remain in the meeting during deliberation of this application and take part in the determination and voting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 18TH FEBRUARY 2025

Delegated decision:

That the Minutes of the meeting held on the 18th February 2025 be approved as a correct record and signed by the Chair.

PCC.4 PLANNING APPLICATIONS

A report from the Head of Development Management was submitted in relation to applications for planning permission.

There was no supplementary information to add in respect of all the application numbers.

The Committee heard representations from applicants, objectors and ward Councillors in respect of the applications submitted. This was limited to three minutes for the speaker.

Delegated decisions:

1. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted and subject to all other conditions included: -

706 Walmersley Road, Bury, BL9 6RN

Change of Use from power tools/lawnmower/gardening machinery repairs and service (Class Sui Generis) to Car Dealership (Class Sui Generis)

2. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted with an amended condition 17 to include a phasing plan for implementation to require approved access to be constructed prior to commencement and subject to all other conditions included: -

Land to the north of 2 Hollins Close, Unsworth, Bury, BL9 8AX

Outline application for 1 no. dwelling (all matters reserved except 'access')

3. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted and subject to all other conditions included: -

31 Hilton Crescent, Prestwich, Manchester, M25 9NQ

Change of use from 5 bed/ 6 person House in Multiple Occupation (Class C4) to 7 bed/ 7 person House in Multiple Occupation (HMO) (Sui Generis) and loft conversion with rear dormer

4. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted and subject to all other conditions included: -

Pilsworth Quarry, Pilsworth Road, Bury, BL9 8QZ

Erection and operation of Material Recycling Facility

PCC.5 DELEGATED DECISIONS

A report from the Head of Development Management was submitted listing all recent planning application decisions made by Officers using delegated powers since the last meeting of the Planning Control Committee.

Delegated decision:

That the report and appendices be noted.

PCC.6 PLANNING APPEALS

A report from the Head of Development Management was submitted listing all recent planning and enforcement appeal decisions since the last meeting of the Planning Control Committee.

Delegated decision:

That the report and appendices be noted.

PCC.7 PLANNING ENFORCEMENT

A report from the Head of Development Management was submitted on statistical information for enforcement activity between the 1st January 2024 to the 31st December 2024.

Delegated decision:

That the report be noted.

PCC.8 PLANNING PROBITY GUIDANCE

A report from the Director of Law & Governance was submitted on the review of Probity in Planning Guidance.

Delegated decision:

That the report be noted and Members with any comments on the updated guidance would submit these to Democratic Services.

PCC.9 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.10pm and ended at 8.50pm)

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Title	Planning Applications
To:	Planning Control Committee
On:	22 April 2025
By:	Development Manager
Status:	For Publication

Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
The elimination of discrimination, harassment and victimisation;
The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based

upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the Planning Control Committee shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Development Manager

Background Documents

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

01	Township Forum - Ward: Tottington	App No. 71503
	Location: 58 Sunny Bower Street, Tottington, Bury, BL8 3HL	
	Proposal: Change of use from residential dwelling (Class C3) to residential institution (Class C2)	
	Recommendation: Approve with Conditions	Site Visit: N
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02	Township Forum - Ward: Bury East - Moorside	App No. 71619
	Location: 156 Walmersley Road, Bury, BL9 6LL	
	Proposal: Change of use from existing 6-bed House in Multiple Occupation (HMO) (Class C4) to 8-bed, 9 person House in Multiple Occupation (HMO) (Sui Generis)	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Township Forum - Ward: Bury West - Elton	App No. 71672
	Location: 36 Trimingham Drive, Bury, BL8 1JW	
	Proposal: First floor extension at front/side/rear	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Township Forum - Ward: Radcliffe - North and Ainsworth	App No. 71506
	Location: Land to north of Titus Cottage, 57 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR	
	Proposal: Erection of 1no. detached dwelling	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Township Forum - Ward: Bury East - Redvales	App No. 71638
	Location: 52 Manchester Road, Bury, BL9 0SX	
	Proposal: Change of use from dwelling (Class C3) to 8 bed, 8 person, house in multiple occupation (HMO) (Sui Generis) with loft conversion including rear dormers and front velux rooflight	
	Recommendation: Approve with Conditions	Site Visit: N
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Ward: Tottington

Item 01

Applicant: Greater Manchester Combined Authority

Location: 58 Sunny Bower Street, Tottington, Bury, BL8 3HL

Proposal: Change of use from residential dwelling (Class C3) to residential institution (Class C2)

Application Ref: 71503/Full

Target Date: 25/03/2025

Recommendation: Approve with Conditions

Description

The application relates to a detached 5no. bed dwellinghouse located off Sunny Bower Street. The site is accessed via Sunny Bower Street which is an unadopted highway. The site comprises a driveway to the front, with gardens to the front, side and rear. The site is located within a residential area, with residential properties located adjacent to all boundaries.

Planning permission is sought for the change of use from a dwelling house (Class C3) to children's residential care home (Class C2) for the maximum of 3no young persons and 3no. staff on site. 2no. staff members would sleep at the property each evening.

Due to the number of objections received the proposal will be presented to Planning Control Committee.

Relevant Planning History

24492 – Single Storey Study Extension at Side – Approved 21/06/1990

25568 – Two Storey Garage Study And Bathroom Extension At Side – Approved 16/04/1991

Publicity

Letters sent to 19 properties on the 10th February 2025.

7 representations of objection and 1 petition of 55 signatures received in relation to:

- Poor access from Moorside Road and the existing road infrastructure is inadequate.
- Increase in traffic - staff, visitors, service vehicles.
- Risk to pedestrian safety.
- Vehicles will need to reverse out of driveway.
- Property has to take bins up the hill for collection.
- Application 29278/93 (change of use of dwelling to 10 bedroom guest house) for 56 Sunny Bower was refused due to traffic congestion, road safety, and unsuitability of the road infrastructure which has not changed. Precedent already set.

1 representation of support received in relation to:

- I think it is great the children of Bury will get the opportunity to remain close to their existing networks and communities at a very difficult time in their life.

Following the receipt of additional plans further letters were sent to neighbouring properties and those that had objected on the 12th March 2025 . 3 objections received in relation to:

- Children's home as already been tried on Moorside Road and it didn't work.
- There was always police cars up and down the small road.
- Social workers and ambulances disrupted quiet residential area.
- Why would anyone put a children's home in an area where 90% of residents are over 75 years old.
- Proposed plans do not address key issues raised previously.
- A recent incident involving a Bury Council representative visiting No. 58 highlighted how difficult it is to exit the driveway.
- Had to reverse up Sunny Bower Street.
- The narrow, unadopted road and the steep concrete plinth present a serious risk of catastrophic damage to any standard vehicle attempting to travel down the street.
- This is compounded by the fact that vehicles must reverse onto Sunnybower Street, creating an obstruction and further safety concerns.

Those who have made representations have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - Condition requested in relation to implementation of car parking.

Children's Commissioning Team - No response

Environmental Health - Pollution Control - No response

Waste Management - No response

Greater Manchester Police - designforsecurity - Confirmed that GMP would not typically support/object unless there was an overwhelming body of evidence that it would be detrimental to the local area. No major concerns. They suggest that as comments have been raised in relation to commitment to parking within the car parking area, a temporary permission would allow the operation of the home and any issues to be evaluated, any alterations to the property should be to the Secure by Design standards.

Pre-start Conditions - Not relevant

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-S5	Clean Air
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
NPPF	National Planning Policy Framework
SPD13	Conversion of Buildings to Houses in Multiple Occupation

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle (Use)

The NPPF advocates the objectives to achieve sustainable development, one such objective is to support strong, vibrant and healthy communities by fostering well-designed and safe built environments with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

Chapter 8 - Promoting healthy and safe communities, states that policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst things, promote social interaction, are safe and accessible and enable and support healthy lifestyles. Account should also be taken to support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

UDP Policy CF1/1 - Location of Community Facilities gives regard to factors including impact on residential amenity, traffic generation and parking, scale and size of development, accessibility to shops and services, suitability of the chosen location, public transport and needs/requirements of those with a physical disability. This is supported by UDP Policy CF3 - Social Services that considers favourably proposals for the provision of new, and the improvement of, existing facilities for children, young and the elderly, those with mental health or physical and special needs, encouraged to live in the local community rather than in large institutions. Support for new and improved services is supported providing that there is no conflict with existing residential amenity and the environment.

Policy H3/1 - Assessing Non-Conforming Uses in primarily residential areas assess proposals, including the change of use, in consideration of factors including noise, vibration, smell, visual intrusion, traffic generation, parking arrangements and hours of operation.

Policy H4/2 - Special Needs Housing - seeks to support the provision of special needs housing recognising that specialist accommodation is needed for the most vulnerable members of society. Regard is given to factors including the convenience of location to shops, public transport and community facilities, location of health care facilities, gradient and accessibility to public transport, parking and amenity provision and high standards of design, layout and landscaping to achieve a satisfactory environment.

The Places for Everyone Joint Development Plan confirms within their vision for Greater Manchester that they seek to "A place where all children are given the best start in life and young people grow up inspired to exceed expectations." PfE Policy JP-H3 supports specialist housing for older households and vulnerable people. This is further supported by PfE Policy JP-P1 that states that all development, where appropriate should be socially

inclusive:

- A. Responding to the needs of all parts of society;
- B. Enabling everyone to participate equally and independently;
- C. Providing opportunities for social contact and support; and
- D. Promoting a sense of community.

The majority of the objections centre around the impact of the proposal in relation to the existing, unadopted road that is utilised to access the existing dwelling.

The proposal relates to a detached 5no. bedroom family dwelling located within a well-established residential area. The application proposes to provide living accommodation for children in a setting that would be as close to a family environment as practicable. The property would not be required to be extended and permanent residents (i.e. the children) and 2 staff would occupy the dwelling overnight in a manner broadly akin to occupation by a family.

The covering letter confirms that the children would be in full time education in the local area, with individual and vehicle movements associated with this. At weekends the children may have activities again with vehicle movements that would be anticipated in a standard family home of this size. The covering letter acknowledges that staff may access and leave the property individually outside of these times, but the people and vehicle movements are again anticipated to be within the range expected of a residential property.

Vehicle movements would be moderated by the parking provision at the property. The house would maintain the existing three external car parking, and at least one space within the garage would be retained. The site is also located within a sustainable location with public transport available within the vicinity of the site with a local bus stop approximately 250m from the site. Cycle storage is also proposed within the garage.

The applicant has chosen to apply for planning permission in this case but had a Lawful Development Certificate been submitted to establish whether a 'material' change of use would occur, given the assessments above and the Court ruling in the North Devon case, the LPA could consider the proposal would not constitute development under Section 55 of the Town and Country Planning Act (as amended), and as such would be lawful in any event.

Clearly, households can take many forms and the current dwelling could be occupied by a family of up to around 6 individuals (possibly more if the garage was converted and other rooms were to be used as bedrooms). Furthermore, without planning permission, the dwelling could be utilised as a house in multiple occupation for up to 6 occupants.

Given the above, and the potential alternative iterations for occupation of the dwelling, it is not considered that the proposed change of use of the dwelling would have a materially greater impact upon the character of the area. Occupants would engage in education, social and recreational activities as any child could when occupying the dwelling as a family home. The proposed use would provide a valuable facility for more vulnerable members of society and as such would be compliant with the above policies and the principles of the NPPF. The principle of the development would therefore be acceptable.

Layout and Design

In addition to the policies set out above UDP Policy EN1/2 - Townscape and Built Design seeks to protect the character and townscape of the boroughs towns. PfE Policy JP-P1 Sustainable Places aims to promote a series of beautiful, healthy and varied places.

The proposal would require minimal external changes to facilitate the change of use with the conversion of the double garage replacing garage doors with windows and access doors that are suitably aligned. Internal alterations are proposed to provide a laundry and gym space within the double garage and reconfiguration of the first floor to provide an office in one of the bedrooms. Given this, the building would continue to have the character and appearance of a passive suburban dwelling and there would be no detrimental impact on the street scene or residential character of the locality.

As such, it is considered the proposed layout would comply with the relevant policies.

Amenity

In addition to UDP Policies H2/4 and H3/1, UDP Policy EN7/2 seeks to restrict development that would lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users.

The amendments at ground floor would include the introduction of 2no. non-habitable room windows (gym and laundry and drying) within the front elevations facing towards No. 33A Sunny Bower. Due to the uses of these proposed windows aspect standards have not been applied. The remaining front windows/doors would retain their existing uses.

The existing ground floor side dining room window would be retained as existing, as would the rear kitchen windows, and side and rear garage/utility windows. The existing reception/gym area would be amended to become a free space and games/social area. The garden to the rear of the property slopes towards the rear boundary and as such these windows would be screened by the topography of the site, and the established boundary planting.

The reconfiguration of the first floor to provide a mixture of office space, staff bedrooms and children's bedrooms would not introduce any additional habitable room windows.

Highways and Parking

Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. PfE Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

Following a site visit, the Case Officer can confirm that the existing access to the site from Moorside Road is narrow, allowing only one vehicle to safely traverse the road when accessed from Moorside Road. It is acknowledged that boundary walls and features restrict the ability for the introduction of passing places or footways along the access. The access from Moorside Road has been resurfaced, and speed bumps have been introduced however further along Sunny Bower the access is potted, and appears to be eroded from water run off. The state of the road, and the access have been highlighted in a number of the objections and safety concerns have been raised in relation to an increase of traffic along the unadopted access track.

The access however is not proposed to be amended for the application. It is reasonable to assume that the existing 5no. bed house, with triple garage and 3no. car driveway would also generate a certain level of traffic, vehicular and pedestrian movements. There would also be the usual servicing vehicles or potentially deliveries made to the site but this would be typical of everyday life and not dissimilar to that of a family in a dwelling of this size.

Access to the driveway remains unaltered and whether it is a C2 or C3 use the users of the driveway would have to reverse off or onto the driveway. The occupation of the dwelling for up to 3no. children, and 2 no. adults overnight would be similar to that of a C3 dwelling

as referenced by the applicant within their covering letter and discussed above. Deliveries, vehicular movements and visitors would also be on a similar scale as a C3 dwelling. Whilst acknowledged that the access is poor, a family occupying the dwelling could also create the same amount of demand for access as the proposed C2 use at the scale proposed. Due to the concerns raised however a condition has been introduced to limit the number of children that can be accommodated at the site to a maximum of 3. This limitation would not be possible if the site was retained in a purely C3 use.

Reference has also been made to a planning application for a 10 bed guest house that was refused in 1993 setting a precedent for a refusal due to the access. A 10 bed guest house, is considered to be a significantly intensified use over and above a typical dwelling house and would create a number of additional vehicular movements with the potential for 10 guests to be utilising the access on any given day. The policies utilised to assess the access in 1993, are different to the current adopted local and national policies which have been referenced above. The guest home use is substantially different to the proposed C2 use and each application is assessed on a case by case, and site by site basis. As such it is considered that a precedent has not been set here.

In the above circumstances and highlighted various occupancies that could be undertaken at the property, it is not considered that the proposal would have unacceptable impacts on highway safety that would warrant or sustain an objection to the application. The access and parking arrangements remain unaltered from the existing use. Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use and to reduce the negative effects of car dependency. In terms of parking standards, in addition to Policy JP-C8 and Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments.

SPD 11 sets a maximum standard for type of C2 care home at a rate of 1 space per 4 beds. Applications are to be assessed on their own merits and in consideration of their location and nature of intended occupation.

As a 5 bedroomed dwelling with a 3 car driveway and triple garage, the property could easily be occupied by 3 or more car owners, plus any additional trips to the site by visitors, friends/family and from deliveries or any servicing requirements associated with day to day living.

The covering letter confirms a maximum of 3no. staff members would be on site at any one time. 3no. driveway spaces, and 1no. garage space would be retained on site. Given that there is no available on street parking directly to the front of the site the level of car parking proposed would allow 3 staff to park on site, plus 1 additional visitor and would also allow a level of flexibility during staff change overs. This level of parking also assumes that each staff member would be accessing the site by car. As set out above the site can be accessed by public transport with bus stop approximately 250m from the site.

Given the above, it is considered that the parking provision for the proposal is acceptable.

Carbon and Energy

PfE Policy JP-S2 - Carbon and Energy sets out the steps required to achieve net zero carbon emissions.

In terms of this proposal, works proposed are largely internal and therefore the applicant considers that there would be no change to the performance of the building. The property would continue to function largely in the way a residential property does. General good practice measures to reduce energy consumption will be undertaken at the property.

Digital Connectivity

JP-C2 - Digital Connectivity - this policy requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.

The property is an existing residential dwelling and has recently been occupied as such. The applicant has confirmed that if there is no existing broadband connection in place already, this will be installed to ensure the property and its residents can connect to the internet.

Biodiversity Net Gain

While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain.

The proposed change of use would occupy an existing building and therefore the de-minimis exemption applies.

Response to Representations

It is considered the material planning considerations, which largely focus on utilising the existing access to the site have been addressed within the main body of the report.

Children in care homes come from a wide range of backgrounds and experiencing a range of issues. With the proper safeguarding procedures in place, regulated by Ofsted and Children's services, it would be unreasonable to assume the children occupying the property are a serious danger to the public or even criminally minded. Whilst the concerns about the proposed care home amongst residents are recognised to a point, the proposal has to be assessed on policies and material considerations.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered L(90)001, L(21)001, L(20)002,

L(20)001, L(90)002 Rev A, L(21)102, L(21)101, L(20)101 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

3. The premises to which this approval relates shall be used for residential care only to a maximum of 3no. children/young persons and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

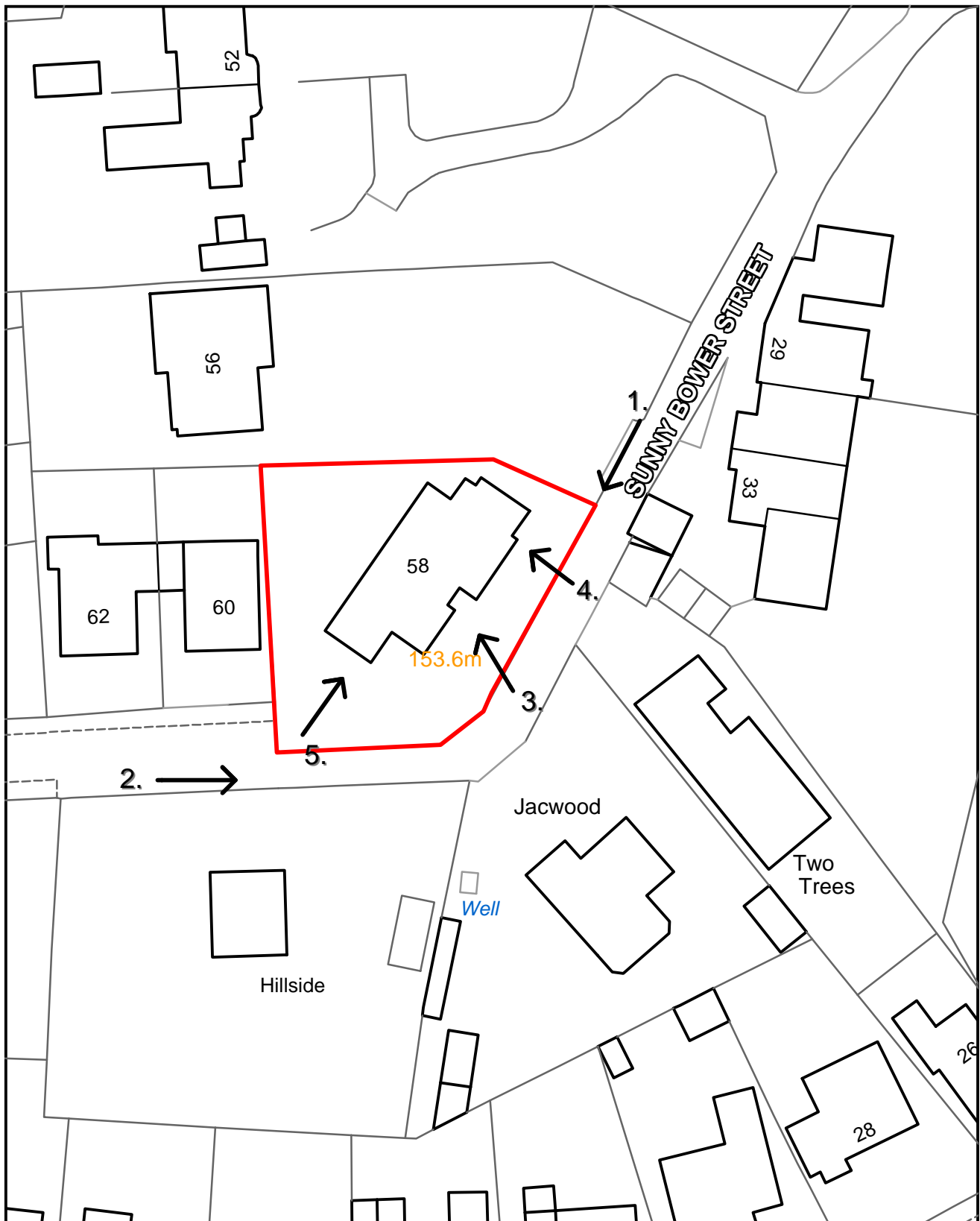
Reason. To ensure the intensification and scale of uses in the property does not extend beyond acceptable levels which could cause impact to residential amenity and highway safety in respect of the associated parking, access and servicing requirements or general activity and disturbance pursuant to policies EN1/2 - Townscape and Built Design, CF3 - Social Services, H4/2 - Special Needs Housing, HT2/4 - Car Parking and New Development, JP-P1 - Sustainable Places, JP-C5 Streets for All, JP-C6 -Walking and Cycling and JP-C8 - Transport Requirements of New Development.

4. The car parking indicated on the approved plans shall be made available for use prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate off-street car parking in the interests of road safety pursuant to Development Plan Policies CF1/1 - Location of New Community Facilities, H4/2 - Special Needs Housing, EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**

71503 - Viewpoints



ADDRESS: 58 Sunny Bower Street,
Tottington, Bury, BL8 3HL

Planning, Environmental and Regulatory Services

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Bury
Council

71503

Photo 1



Photo 2



71503

Photo 3



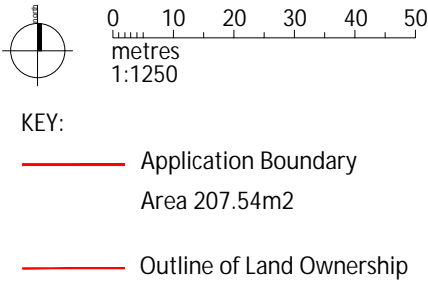
Photo 4




71503

Photo 5








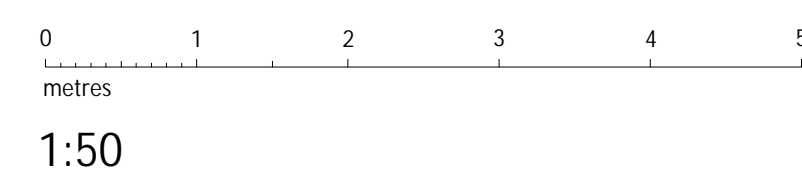
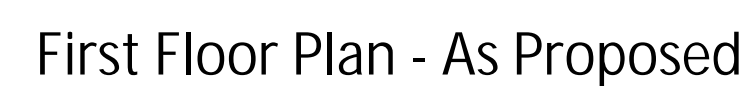
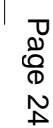
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	Aims. No. 2024/12/0001		Drawing Status Plannig	
PREPARED BY GRAHAM + SIBBALD TECHNICAL SERVICES LLP	Drawn By MD	Checked By CL	Date 10.12.2024	



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Website: www.g-s.co.uk Email: cad@g-s.co.uk

-  SVP Soil Vent Pipe
-  RWP Rainwater Pipe
-  AAV Air Admittance Valve

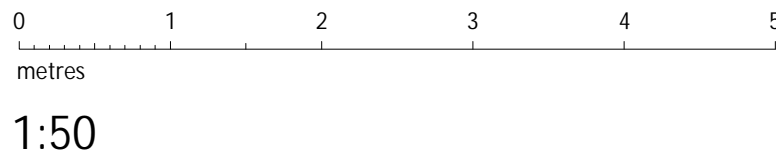


 <h1 style="display: inline; margin-left: 20px;">GRAHAM SIBBALD</h1>			
<p style="text-align: center;">Chartered Surveyors and Property Consultants</p> <p style="text-align: center;">233 St Vincent Street, Glasgow G2 5QY Telephone 0141 332 1194 Fax 0141 332 5914 Website: www.g-s.co.uk Email: cad@g-s.co.uk</p>			
<p>Client Greater Manchester Combined Authority</p>			
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<p>Drawing Title Proposed Floor Plans</p>			
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Drawn By MD	Checked By CL		Date 23.01.25
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NOTES:
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
ALL DIMENSIONS TO BE CHECKED ON SITE.



Rear Elevation - As Proposed




Page 25



Front Elevation - As Proposed



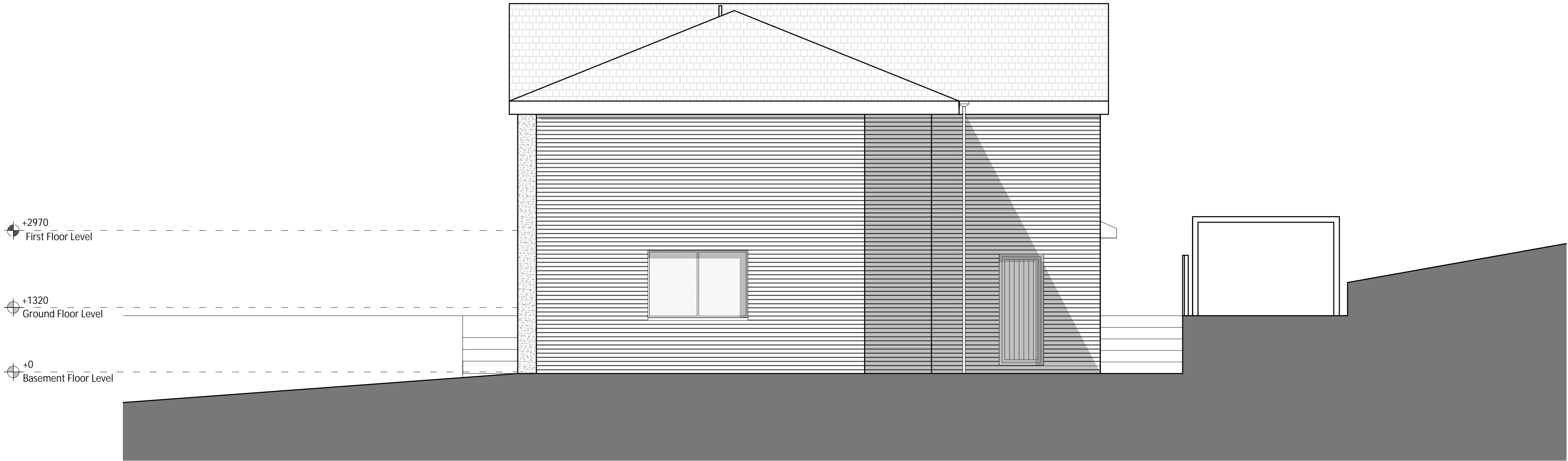


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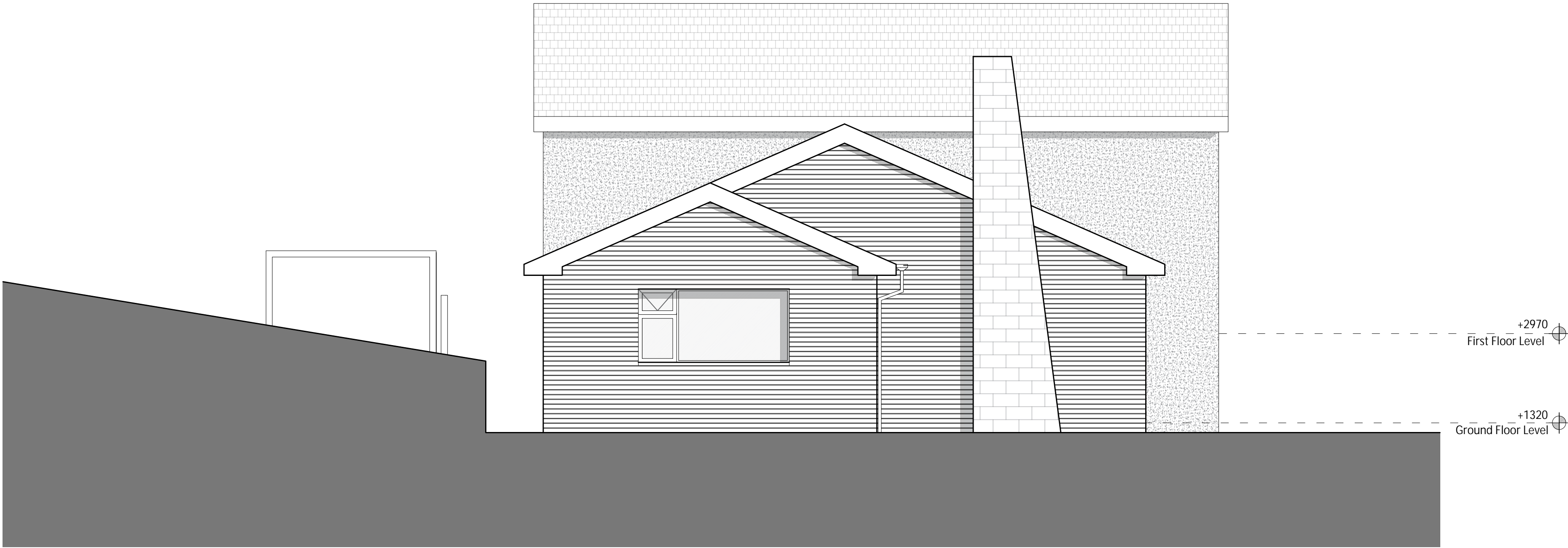
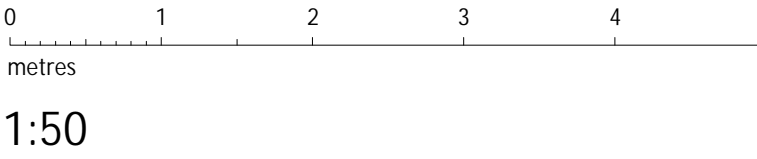
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Website: www.g-s.co.uk Email: cad@g-s.co.uk

Client Greater Manchester Combined Authority			
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Address 58 Sunny Bower Street Tottington, Bury BL8 3HL			
Drawing Title Proposed Front / Rear Elevations			
Department No. MAN	Drg No. L(21)101	Revision *	Sheet Size 1:50 @ A1
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Drawn By MD	Checked By CL	Date 26.02.2025	
PREPARED BY GRAHAM + SIBBALD TECHNICAL SERVICES LLP			

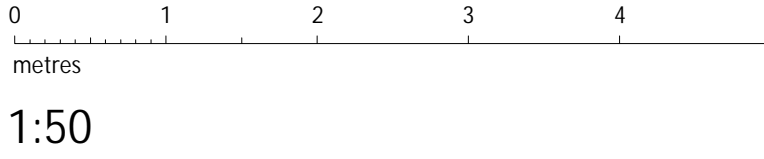
NOTES:
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ALL DIMENSIONS TO BE CHECKED ON SITE.




Side Elevation 01 - As Proposed



Side Elevation 02 - As Proposed

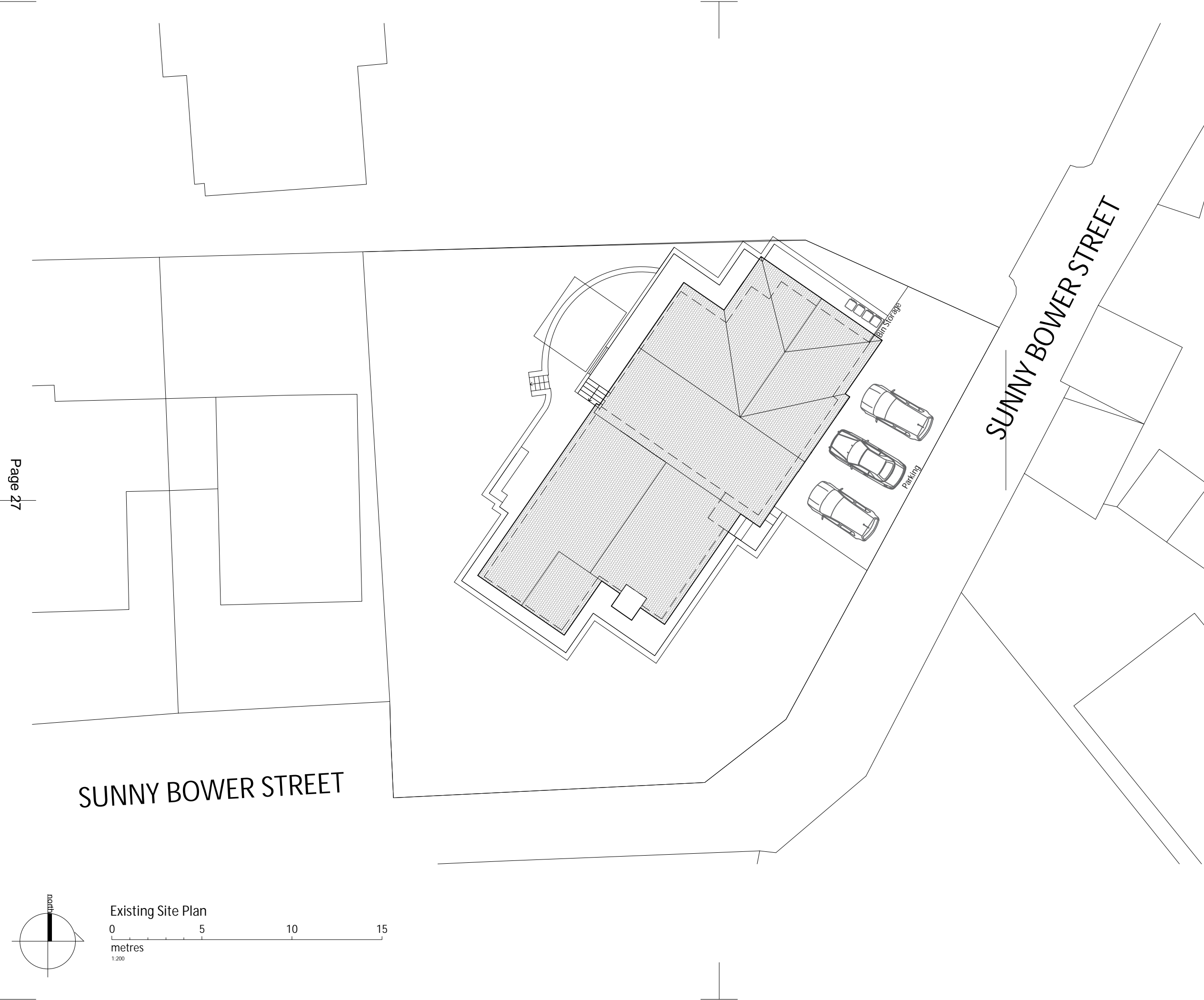




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Drawn By MD	Checked By CL	Date 26.02.2025	
PREPARED BY GRAHAM + SIBBALD TECHNICAL SERVICES LLP			



NOTES:
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Revision: A Date: 27/01/2025 Description: Car spaces and bins added - ND



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Client
Greater Manchester Combined Authority

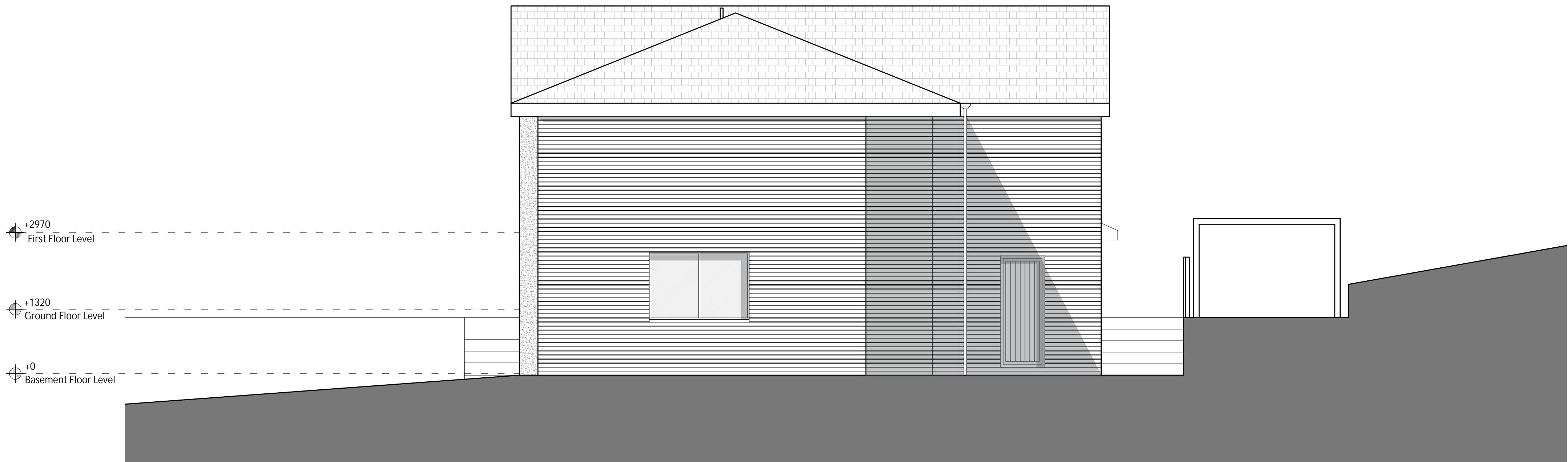
Project
New Skyline Sunny Bower Street

Address
58 Sunny Bower Street
Tottington, Bury
BL8 3HL

Drawing Title
Existing Site Plan

Department No. MAN	Drg No. L(90)002	Revision A	Sheet Size 1:200 @ A3
Aims. No. 2024/02/0005		Drawing Status Planning	
Drawn By MD	Checked By CL	Date 15.01.2025	

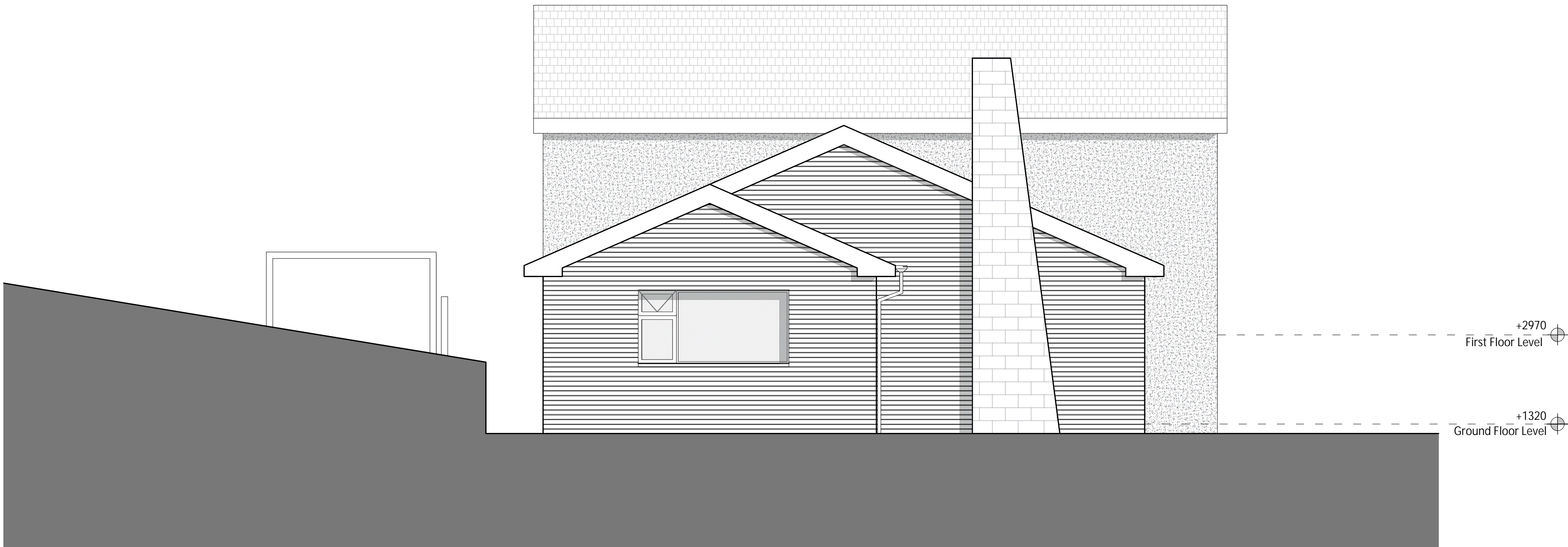
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Side Elevation 01 - As Existing




1:50



Side Elevation 02 - As Existing



1:50



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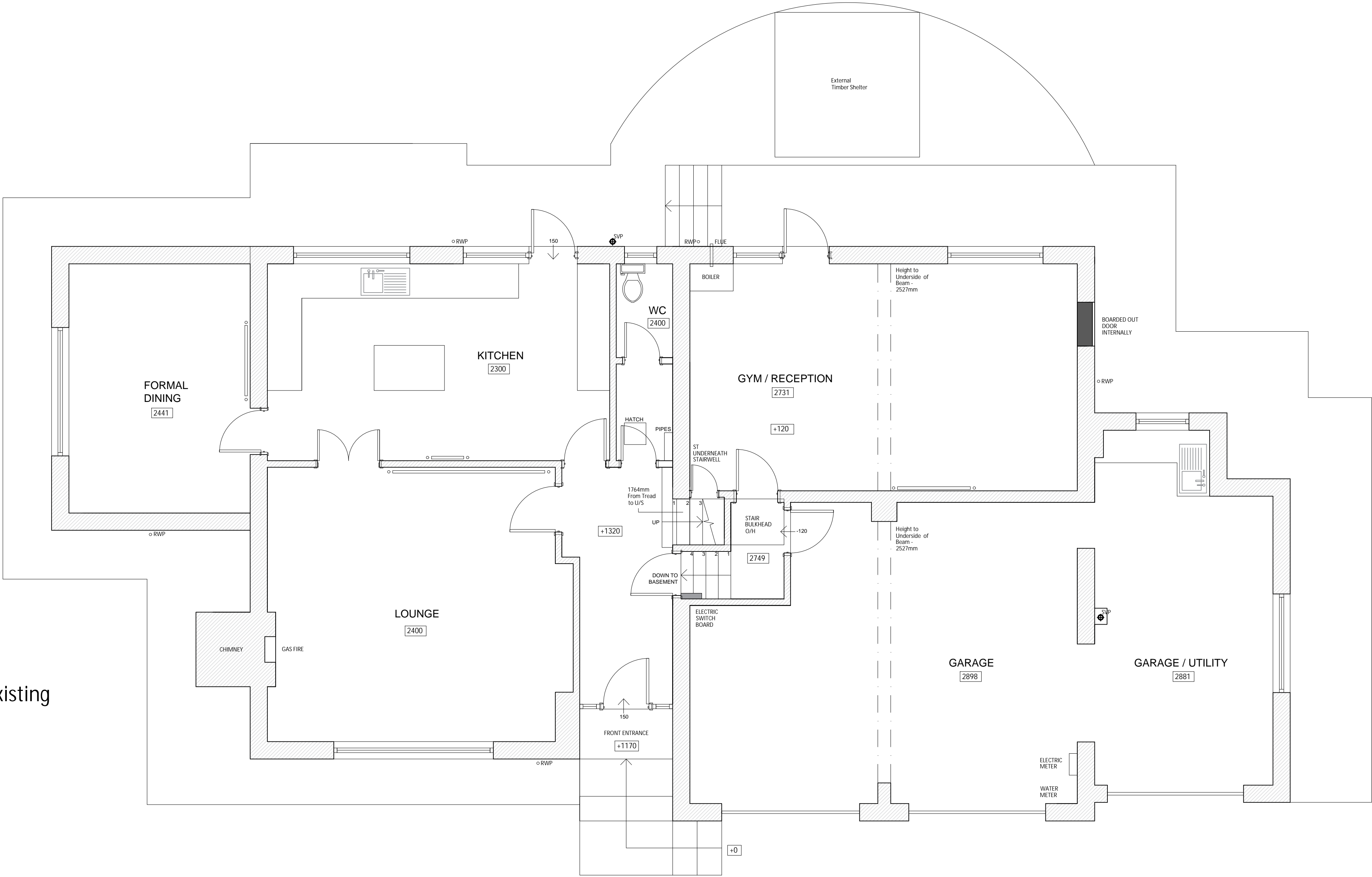
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Drawn By MD	Checked By CL	Date 09.12.2024	

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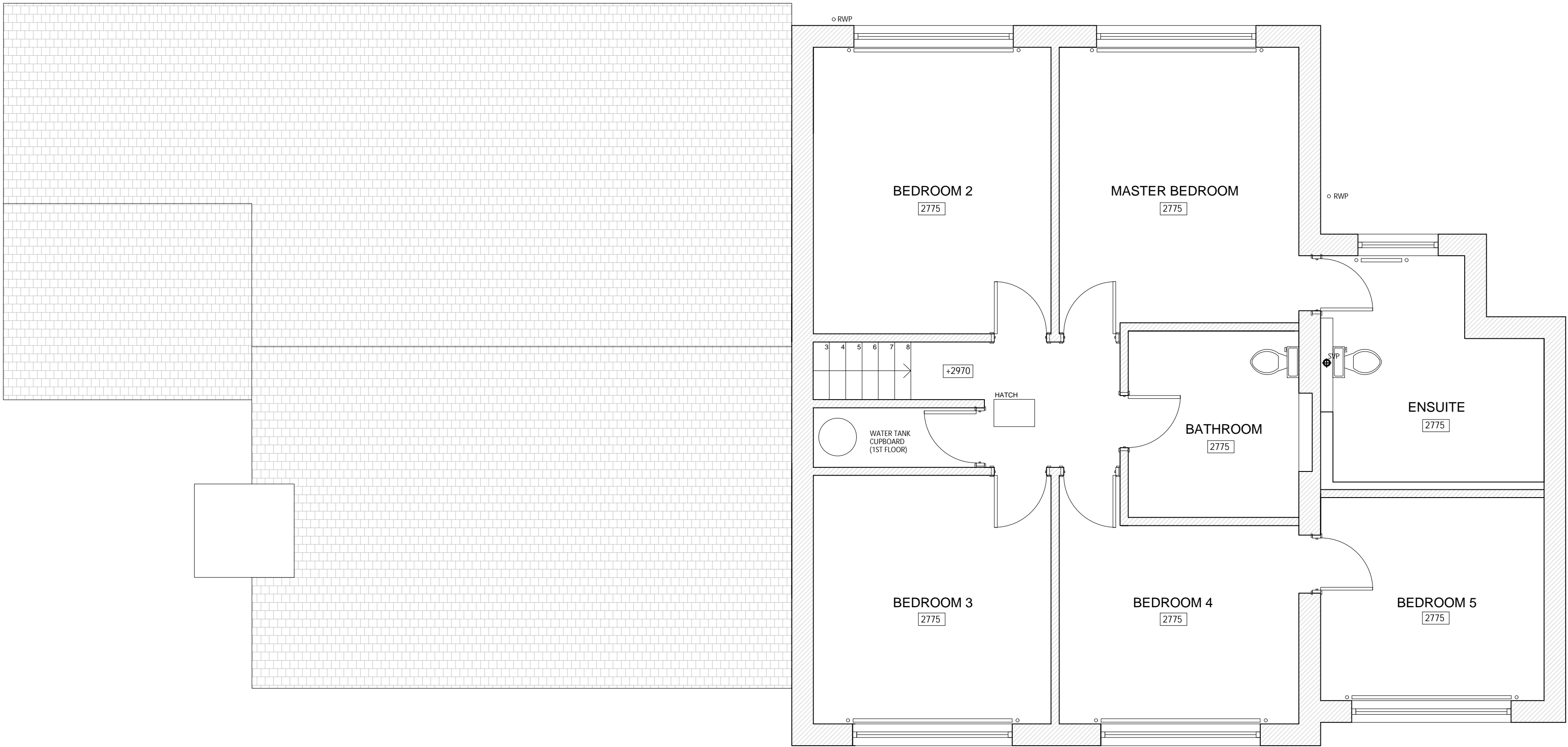
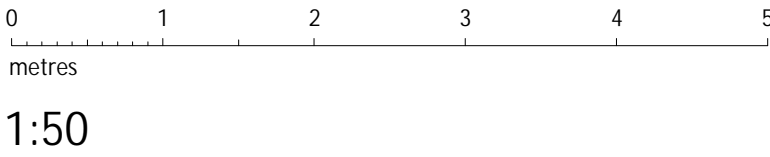
NOTES:
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ALL DIMENSIONS TO BE CHECKED ON SITE.

 SVP Soil Vent Pipe

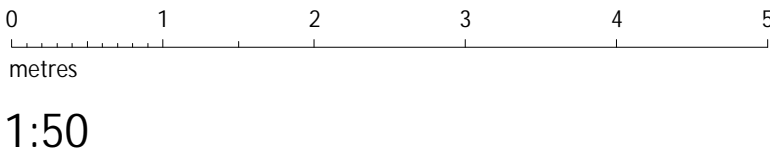
 RWP Rainwater Pipe



Ground Floor / Basement Plan - As Existing



First Floor Plan - As Existing



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Client
Greater Manchester Combined Authority

Project
New Skyline Sunny Bower Street

Address
58 Sunny Bower Street
Tottington, Bury
BL8 3HL

Drawing Title
Existing Floor Plans

Department No. MAN	Drg No. L(20)001	Revision	Sheet Size 1:50 @ A1
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Aims No. 2024/12/0001	Drawing Status Planning
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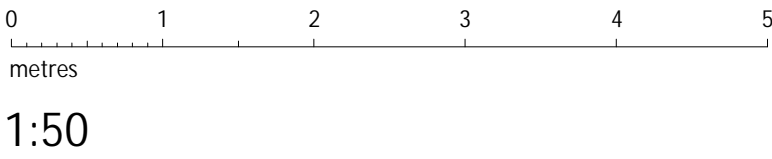
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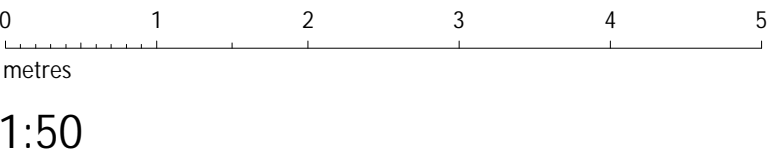
NOTES:
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Rear Elevation - As Existing



Front Elevation - As Existing





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Aims. No. 2024/12/0001		Drawing Status Planning	
Drawn By MD	Checked By CL	Date 09.12.2024	
PREPARED BY GRAHAM + SIBBALD TECHNICAL SERVICES LLP			

Ward: Bury East - Moorside

Item 02

Applicant: True Estates Ltd

Location: 156 Walmersley Road, Bury, BL9 6LL

Proposal: Change of use from existing 6-bed House in Multiple Occupation (HMO) (Class C4) to 8-bed, 9 person House in Multiple Occupation (HMO) (Sui Generis)

Application Ref: 71619/Full

Target Date: 24/04/2025

Recommendation: Approve with Conditions

Description

The application relates to a mid terraced property located on Walmersley Road. The premises is currently a residential dwelling undergoing renovations to become a 6no. bed HMO.

Planning permission is sought to for a change of use from a 6-bed House in Multiple Occupation (HMO) (Class C4) to 8-bed, 9 person House in Multiple Occupation (HMO) (Sui Generis). The proposal seeks alter the internal layout to utilise bedroom 1 as a 2no. person bedroom, and convert the existing loft living room to a bedroom.

Relevant Planning History

None

Publicity

The immediately adjoining neighbours were notified by letter on the 28th February 2025.

3 objections received in relation to:

- This part of Walmersley is saturated with HMO rooms and hasn't the facilities to expand.
- Waste removal is a big issue due to so many using bins.
- Lacks school places, GP and dentist appointments.
- Lack of parking.
- What about infrastructure for water, gas etc being used?
- Whilst this accommodation is often what folk can afford it is time to expand into other areas of Bury or into Ramsbottom where there isn't areas saturated by HMOs.
- Was told it was going to be for 6 bedrooms.
- Would like assurances about who will be living in the accommodation.
- Back road already a dumping ground.
- How will they monitor noise levels with 9 people in the house.
- Who will keep the front and rear of the property clean?
- Concern in relation to close proximity of en-suites to shared walls. Will additional soundproofing be added?

Additional letters were sent to neighbours within the vicinity of the site on 25th March 2025. No further representations received.

Those who have made representations have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No response to date. Any update to be reported within Supplementary Report.

Waste Management - No response

Housing - Public Protection - Property falls within scope of mandatory HMO licensing. A fire risk assessment will need to be provided as part of the licence. Plans look suitable in terms of shared amenities for the kitchen. Advice given in relation to wash hand basin sizing.

Environmental Health - No comments to make

Greater Manchester Police - designforsecurity - No response

Pre-start Conditions - Not relevant

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-S5	Clean Air
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
NPPF	National Planning Policy Framework
SPD13	Conversion of Buildings to Houses in Multiple Occupation
SPD11	Parking Standards in Bury
SPD6	Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle (Residential)

The National Planning Policy Framework (NPPF) is a material planning consideration in planning decisions and emphasises the Government's objective of significantly boosting the

supply of homes. The Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with either a 5% buffer to ensure choice and competition in the market for land, or a 20% buffer where there has been significant under delivery of housing over the previous three years. As set out in NPPF paragraph 78, the supply of housing must be assessed against the housing requirement set out in adopted strategic policies where these are less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed. The joint Places for Everyone Plan allocates significant strategic sites for housing within Bury and will accelerate housing delivery within the Borough to meet housing needs.

Following the adoption of Places for Everyone, the Council is able to demonstrate a deliverable 5 year supply of housing land with a 20% buffer (as currently required in Bury due to past under delivery) when assessed against the adopted PfE housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test (HDT), which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government (the 2023 measurement published on 12 December 2024) show that Bury has a HDT result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11(d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provide a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

As a result of the latest published HDT result the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

NPPF paragraph 80 requires the latest published HDT results to be used. However, the Government is currently operating to a delayed publication timetable for the HDT, and although the latest published results for 2023 are below 75%, based on the current HDT

rulebook Bury's result for 2024 will be above 75% and the tilted balance will no longer be triggered by the housing delivery test result.

The proposal would create an HMO through the change of use of an existing residential property. As such the proposal would not contribute to the housing supply through the provision of an additional dwelling.

Principle (HMO Sui Generis Use)

UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

UDP Policy H2/4 - Conversions, has specific regard to effects on amenity of neighbouring properties, general character of the area, amenity of occupants, effects from external changes on the street scene and car parking and servicing requirements. This is supported by SPD 13- The Conversion of Buildings to Houses in Multiple Occupation, that seeks to ensure that properties are of a sufficient size to accommodate the proposals and are large enough to offer satisfactory levels of accommodation for future residents. This document also seeks to ensure that HMO's are located in suitable locations.

SPD 13 is rather dated in absolute terms (adopted in May 2007) and in some of the assumptions expressed (e.g. HMO's tend to attract residents in their teens and twenties who by their nature can be a little more energetic than older people, leading to a more active social life in the evenings). However, the general factors against which proposals should be assessed at UDP Policy H2/4 remain relevant, which include assessment of the type of premises, scale and concentration of uses, location, character of the area, amenity and parking provision.

PfE Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

Paragraph 63 of the NPPF confirms that "size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes" however no direct reference is made to HMOs or buildings of multiple occupation.

For clarification, a house in multiple occupation is a form of housing tenure, where occupants live together forming more than one household (i.e. where facilities such as kitchen, bathroom or bathrooms can be shared with other tenants).

The conversion of properties to multiple occupation can often make an important contribution to local housing stock. However, it is recognised that such conversions can put pressures on buildings, sites and areas depending upon the amount of accommodation to be provided, demands created from parking etc and thus have an adverse effect on residential amenity and the character of an area.

The main issues in relation to this proposal is the consideration of the impact of the proposed accommodation in relation to the suitability of the site and location, impacts on amenity, nature of the local environment, surrounding land uses and highway issues. These

issues are discussed in more detail below and in light of the policies set out above.

Character of the area

Whilst there is no specific policy in relation to HMOs within the UDP, Policy H2/4 - Conversions takes into consideration the concentration of building conversions for multiple occupation and the impact this can have to the character of an area. The justification for this policy makes it clear that it is necessary to ensure that dwelling standards are maintained and to ensure that, generally, an over provision of building conversions does not adversely affect the need to maintain a good mix of housing types, or adversely affects the character and amenity of residential areas.

12 HMOs were registered on Walmersley Road itself in March 2025. 1 HMO was also registered on Chesham Road. No HMOs were registered on Russel Street, Hilton Street, Eldon Street, Ruth Street or Regent Street. In order to appear on the register an HMO has to have 5 more occupants.

Along the row within which the property is located, 164 - 136 Walmersley Road (row between Chesham Road and St Marks Square) there are a total of 14 properties. 3no. properties are currently registered as HMOs, 4no. further properties have been subdivided into flats. Should the proposal be approved in total 8 properties within the row would no longer be in single occupancy ownership and 28% of row would be HMOs.

It should be noted that the property can operate as a 6 person HMO without the need for planning permission. Given that this is an established fall back position, and that the property is located at the opposite end of the row in terms of existing HMOs it is considered an additional 2no. bedrooms, and 3no. persons would not detrimentally impact on the character of the area.

Layout and Design

In addition to the policies set out above UDP Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 Sustainable Places aims to promote a series of beautiful, healthy and varied places. UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development, provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finish materials.

No external alterations to the existing building are proposed to facilitate the change of use.

The proposed site plan shows a yard area to the rear of the site for cycle storage, refuse storage off the adopted highway and an area for sitting outside for future residents. This yard area can be accessed from the property and via a gate to the rear.

The proposal would require minimal amendments to facilitate the change of use, limited to the arrangements of the existing rear yard area. As such it is considered that the proposal would comply with the Development Plan Policies set out above.

Amenity

Neighbouring Properties

UDP Policy H2/4 requires applications for conversion to have regard to the effect on the amenity of the neighbouring properties through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.

Decisions on such applications will depend upon the particular characteristics of each scheme, and its impact on the amenity and character of the neighbourhood. The LPA

however cannot condition who the tenants of the property would be and the management of the property would be undertaken by the landlord who would be required to obtain an HMO licence. The licensing of HMOs is required for landlords to ensure these properties are kept to the required standards and are adequately managed.

The internal layout would not be amended significantly to that shown on the existing plans. The proposal would replace an existing living room within the roof space, with a bedroom. Bedrooms and living rooms are both considered to be habitable rooms and therefore residential amenity would be maintained as existing in terms of location of habitable room windows.

Future Occupiers

UDP Policy H2/4 that seeks to consider the impact of any proposals on the amenity of the occupants. Policy JP-P1 further reinforces this by stating that developments should offer comfortable and inviting indoor and outdoor environments. UDP Policy EN7/2 - Noise Pollution does not permit development which would lead to an unacceptable noise and environmental nuisance to nearby occupiers and/or amenity users.

The proposal is located within a terraced row. As stated above the site can be used for a 6 bed HMO without the need for planning permission and the existing floor plans shows this configuration of accommodation. It is considered that the addition of one bedroom and ensuite within the loft, and an additional person within bedroom 1 would not increase noise levels significantly to warrant refusal of the scheme. Environmental Health have been consulted as part of the application process and have not raised any concerns or asked for any additional noise insulation as part of the proposal.

Highways and Parking

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by UDP Policy H2/2 that requires proposals to demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport and the existence of any public rights of way and UDP Policy H2/4 that requires consideration of the impact of parking areas on the amenity of neighbouring properties, and the consideration of car parking and servicing requirements. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments. PfE Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use and to reduce the negative effects of car dependency.

There are no specific car parking standards for HMO's or buildings of multiple occupation in SPD11 Parking Standards in Bury. However, SPD 13 The Conversion of Buildings to Houses in Multiple Occupation gives some general advice. It states that parking and road safety issues will be important considerations when assessing a planning application and any proposal that is considered to have a detrimental impact on highway safety or harm to amenity will not be permitted. Car parking provision should meet the requirements of the likely occupants and, where possible, should be provided off-street.

The site is located within a sustainable location within walking distance to the shopping precinct to the north of the site. There is also a bus stop located directly to the front of the site. Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or

the residual cumulative impacts on the road network would be severe. The proposal would see 3no. additional persons living at the site, compared to the number of persons that could live within the property utilising PD rights. It is not considered that an additional 3 persons would have a significant impact on the parking provision within the vicinity of the site to have a cumulative impact on the road network, and as set out above the site is located in a highly sustainable location. As such the proposal is considered to be acceptable.

Carbon and Energy

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

The applicant has confirmed that they would comply with Part L of the building regulations, as this is mandatory. Installation of low carbon technology and renewable energy have been discounted due to the scale of development. As the proposal would comply with Part L it is considered to comply with Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable.

The applicant has confirmed that the existing HMO already benefits from existing internet connections and fast fibre cables will be provided at the property complying with the policy consideration set out above.

Response to representations

It is considered that the material planning considerations have been addressed within the main body of the report.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

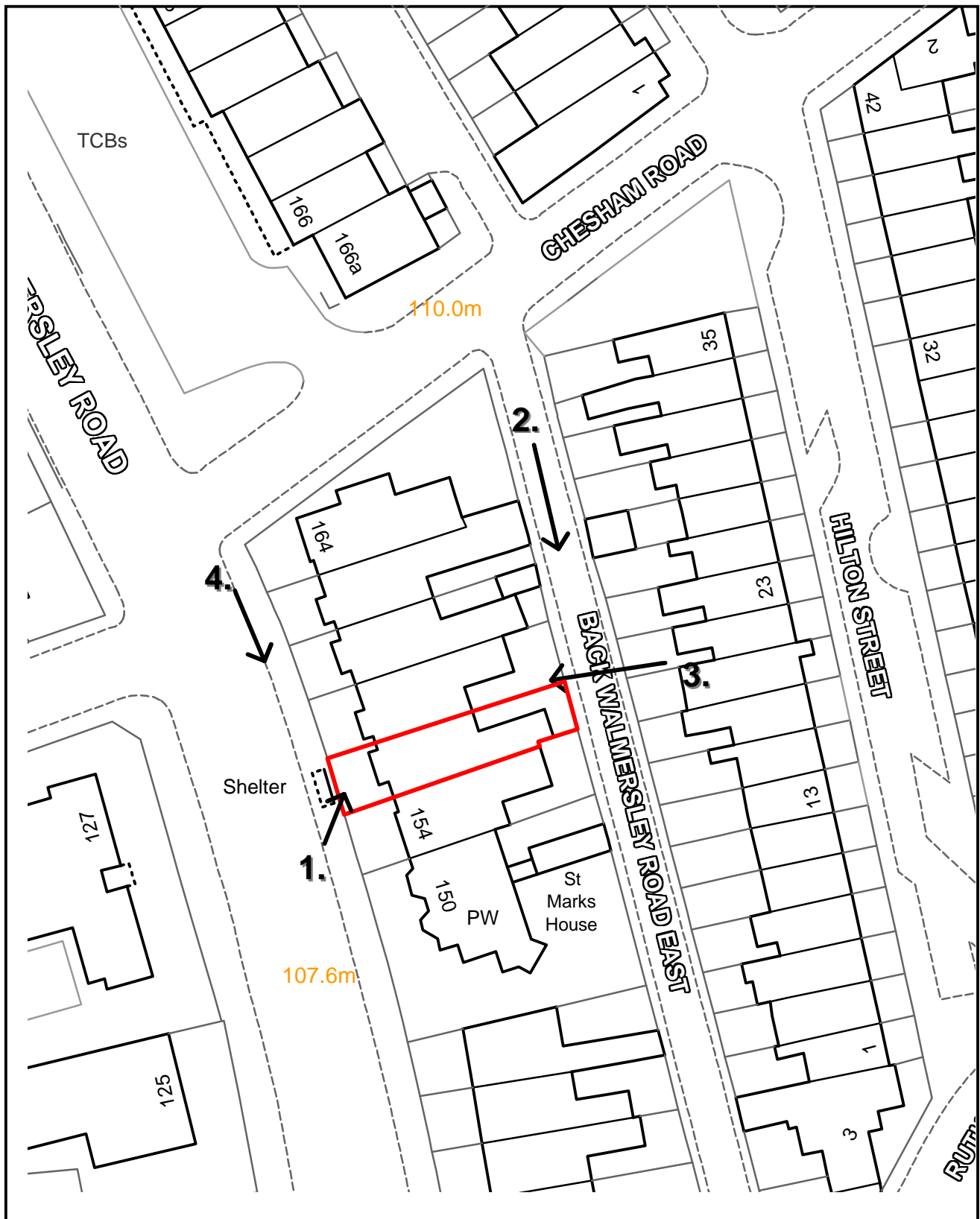
1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 156WR/200/BR/ C1, 156WR/203 BR C3, 156WR/204 BR C2, 156WR/302/PL, 156WR/301/PL and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
3. The cycle and bin storage facilities indicated on the approved plans shall be made

available prior to the use hereby approved commencing and maintained thereafter.
Reason. To ensure adequate cycle storage arrangements and provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, in the interests of highway safety pursuant to Development Plan policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Conversions, JP-C5 Streets For All and JP-C6 Walking and Cycling.

4. The premises to which this approval relates shall be used as an HMO for a maximum of 9no. persons within 8no. bedrooms.
Reason. To ensure the intensification and scale of uses in the property does not extend beyond acceptable levels which could cause impact to residential amenity and highway safety in respect of the associated parking, access and servicing requirements or general activity and disturbance pursuant to policies EN1/2 - Townscape and Built Design, H2/4 - Conversions, HT2/4 - Car Parking and New Development, JP-P1 - Sustainable Places, JP-C5 Streets for All, JP-C6 -Walking and Cycling and JP-C8 - Transport Requirements of New Development.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**

71619 - Viewpoints



ADDRESS: 156 Walmersley Road, Bury, BL9
6LL



Bury
Council

Planning, Environmental and Regulatory Services

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71619

Photo 1



Photo 2



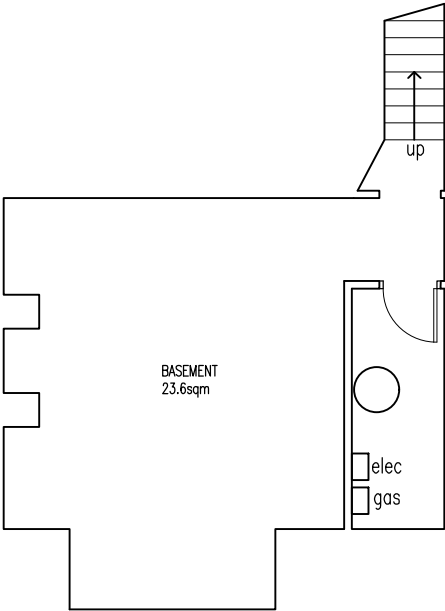
71619

Photo 3

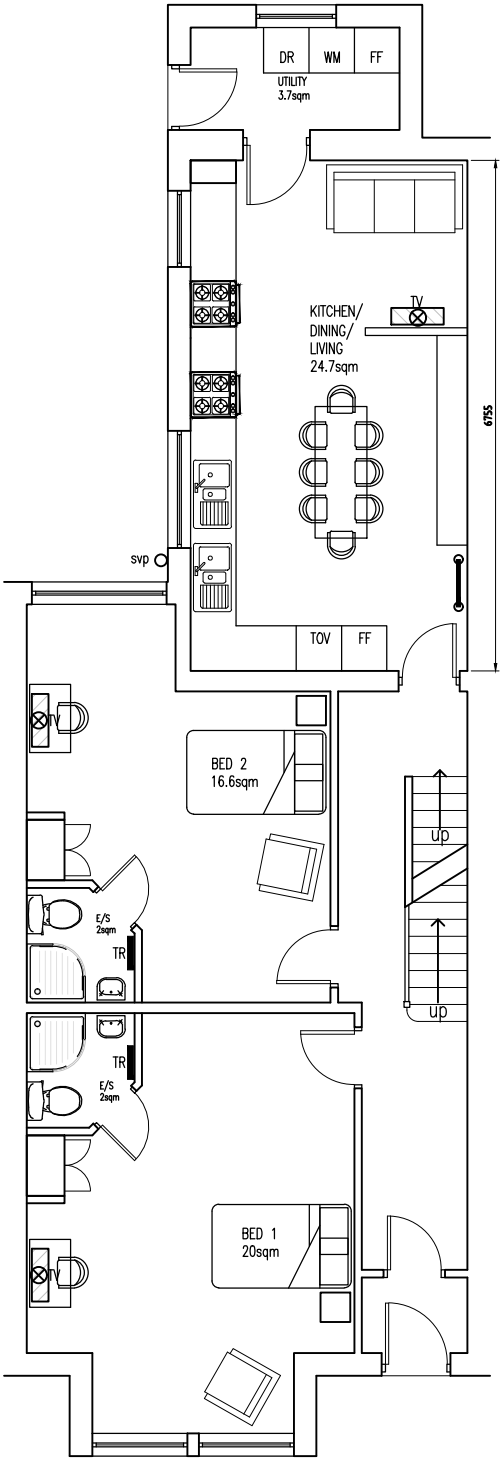


Photo 4

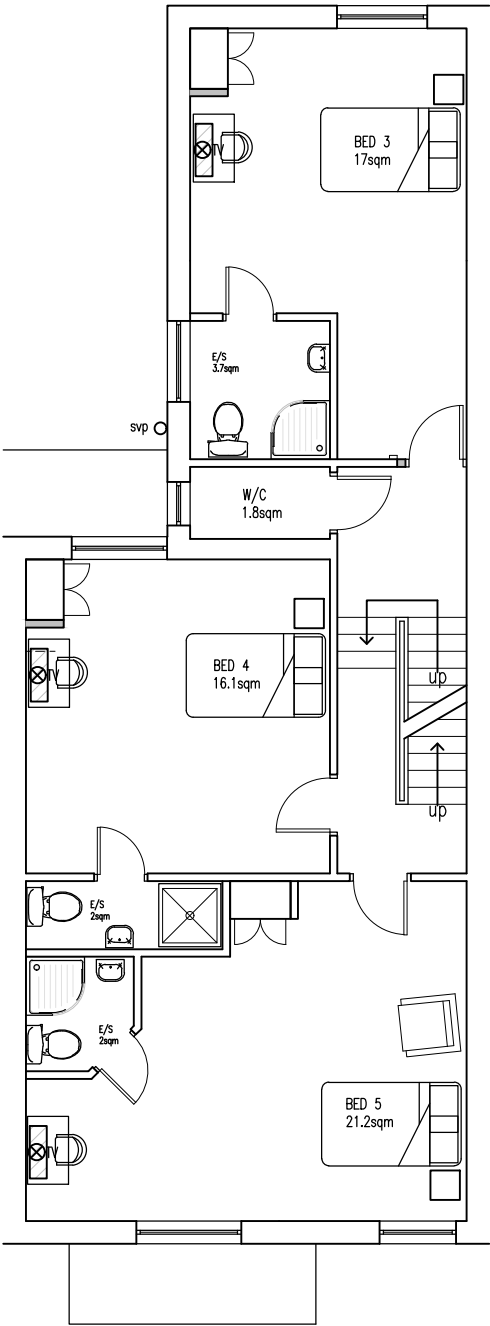




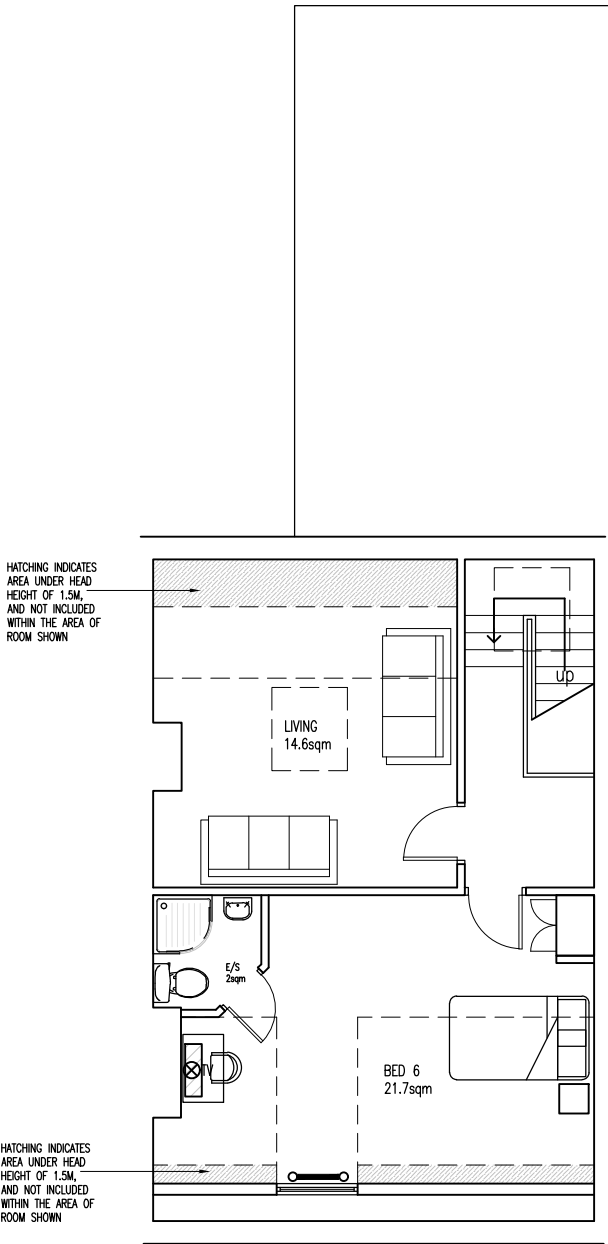
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1:100 @ A3



EXISTING GROUND FLOOR PLAN
1:100 @ A3



EXISTING FIRST FLOOR PLAN
1:100 @ A3



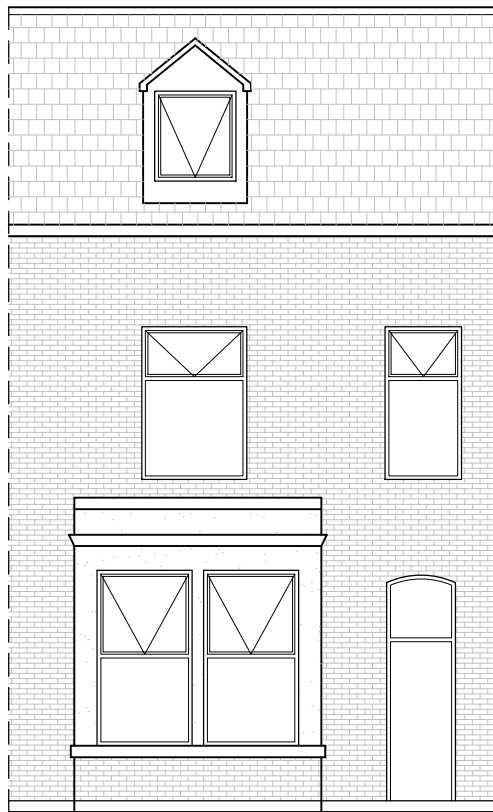
EXISTING SECOND FLOOR PLAN
1:100 @ A3



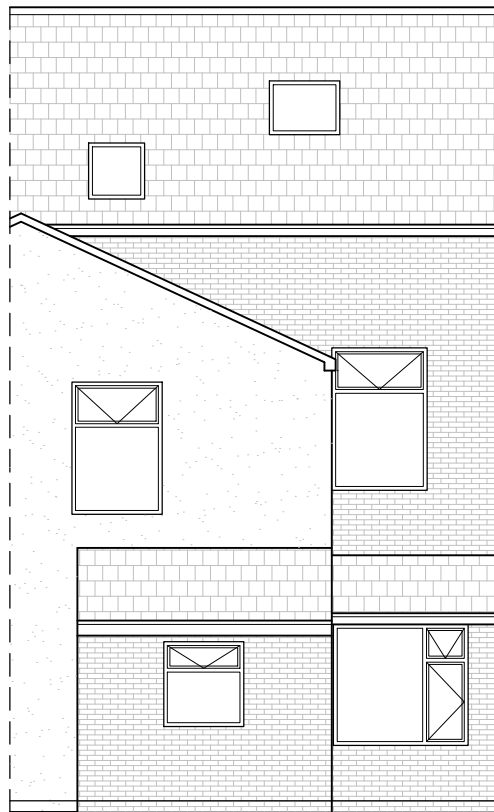
Rev	Amendments	Date	Ints
Project			
156 WALMERSLEY ROAD BURY, BL9 6LL			
Drawing Title			
EXISTING PLAN LAYOUTS			
Drawn	MG	Checked	—
Date	AUG 2024	Scale	A3 1 : 100
Drawing No.	156WR/301/PL		Rev.



EXISTING SECTION A-A
1:100 @ A3



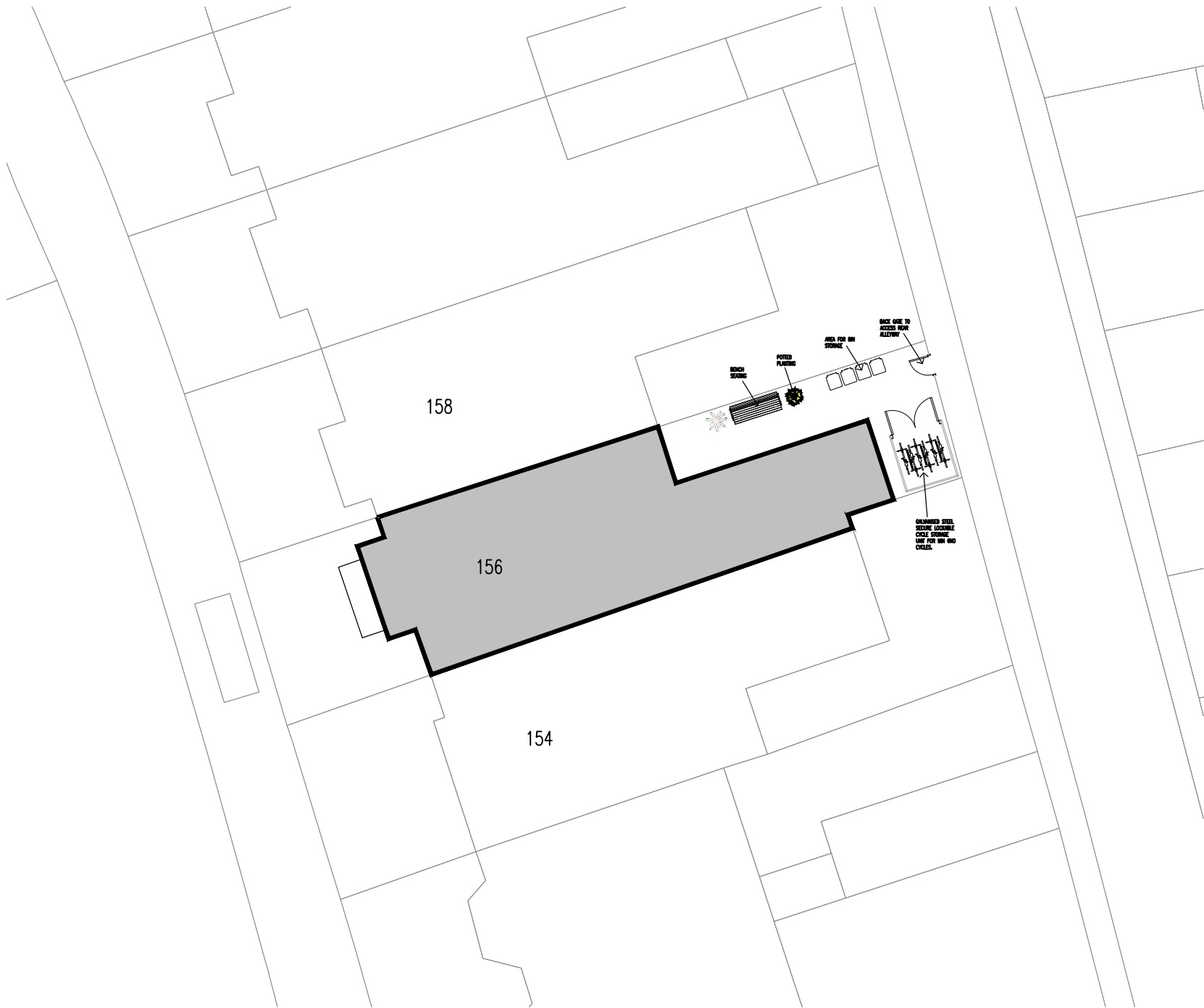
EXISTING FRONT ELEVATION
1:100 @ A3



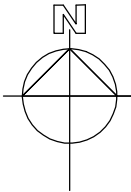
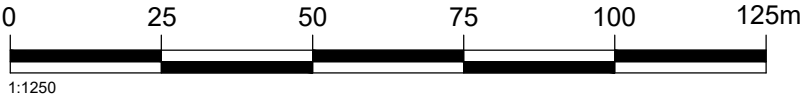
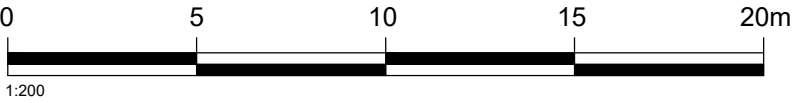
EXISTING REAR ELEVATION
1:100 @ A3



Rev	Amendments	Date	Ints
Mark Gordon Design + Associates			
Project			
156 WALMERSLEY ROAD BURY, BL9 6LL			
Drawing Title			
EXISTING ELEVATIONS AND SECTION			
Drawn	MG	Checked	—
Date	AUG 2024	Scale	A3 1 : 100
Drawing No.	156WR/302/PL	Rev.	



PROPOSED BLOCK SITE PLAN
1:200 @ A3



GALVANISED STEEL FRAMED CYCLE STORAGE SHELTER, FOR 6 CYCLES, 2150mm LONG x 2000mm WIDE x 2200mm HIGH, GATED FRAMES TO RECEIVE PERFORATED INFILL PANELS. PROVIDE 3no SHEFFIELD STANDS, FIXED TO TO HARD STANDING.

C1	Basement extended escape well omitted	10.03.24	MG
Rev	Amendments	Date	Ints

Project

156 WALMERSLEY ROAD
BURY, BL9 6LL

Drawing Title

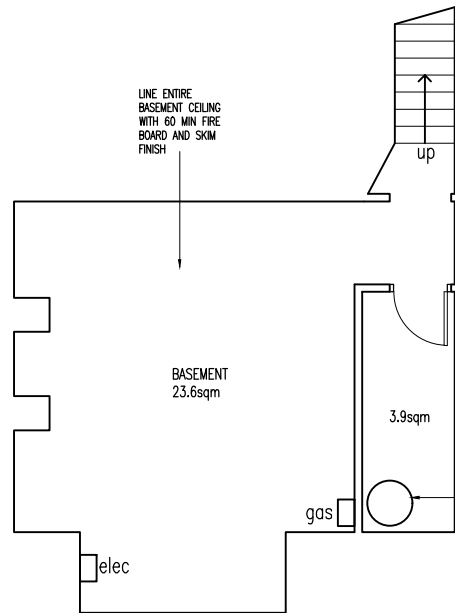
SITE LOCATION PLAN
PROPOSED SITE PLAN

Drawn	MG	Checked	—
Date	AUG 2024	Scale	A3 1 : 100
Drawing No.	156WR/200/BR	Rev.	C1

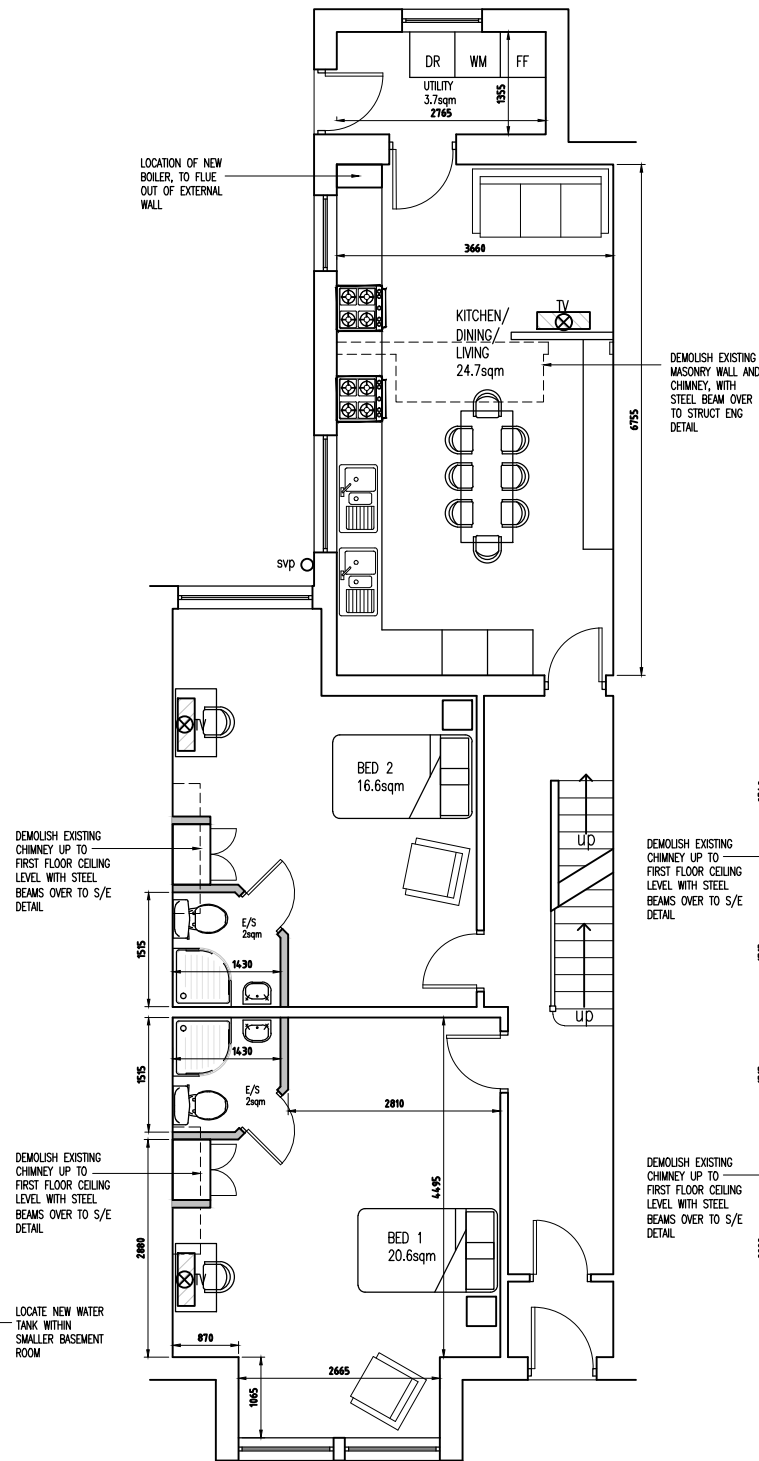
===== DENOTES NEW STUD PARTITIONS
----- DENOTES EXISTING WALLS/
STRUCTURE TO BE DEMOLISHED

BED 1 - 2 PERSON
BED 2 - 1 PERSON
BED 3 - 1 PERSON
BED 4 - 1 PERSON
BED 5 - 1 PERSON
BED 6 - 1 PERSON
BED 7 - 1 PERSON
BED 8 - 1 PERSON

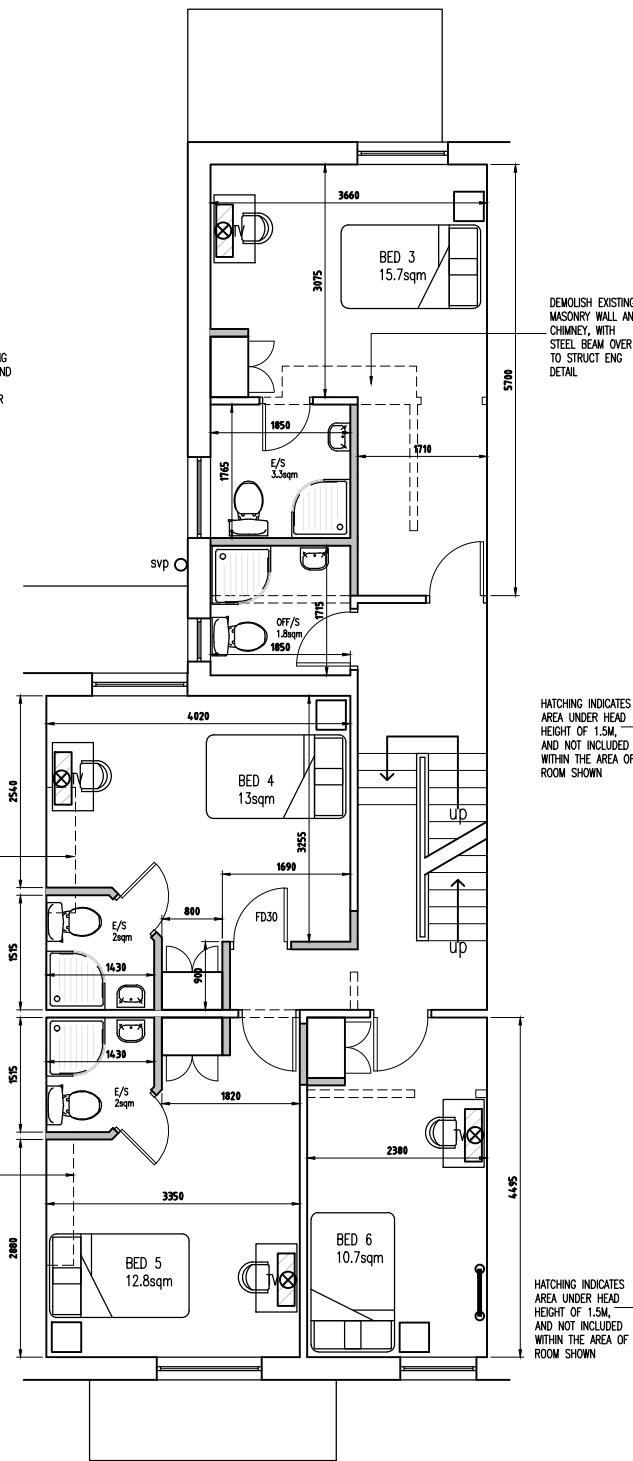
8 BED , 9 PERSON
HMO



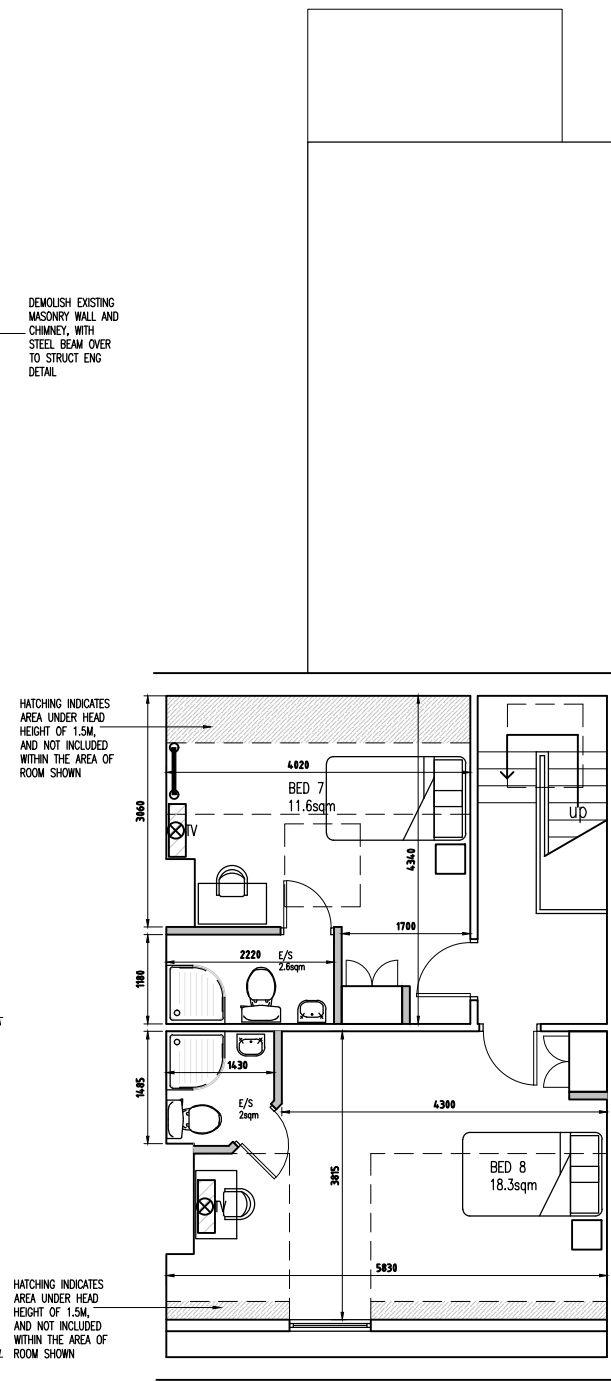
PROPOSED BASEMENT FLOOR PLAN
1:100 @ A3



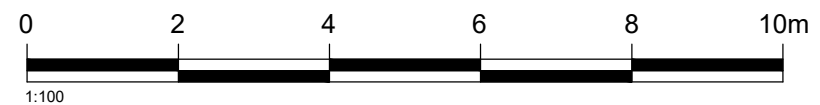
PROPOSED GROUND FLOOR PLAN
1:100 @ A3



PROPOSED FIRST FLOOR PLAN
1:100 @ A3



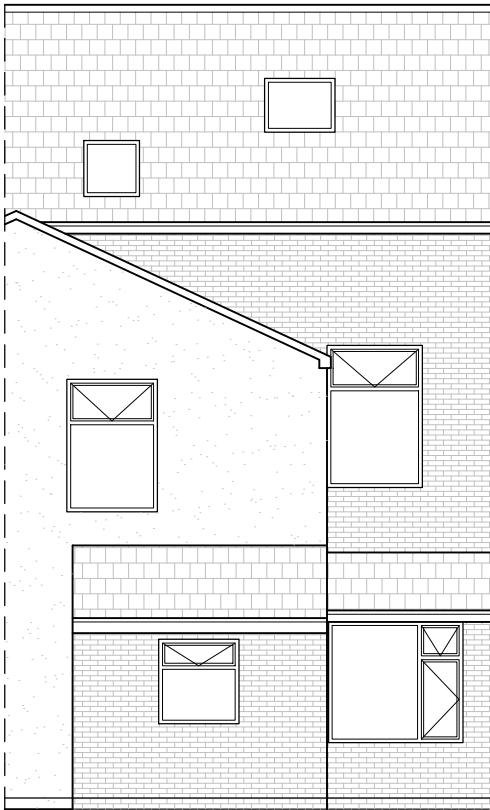
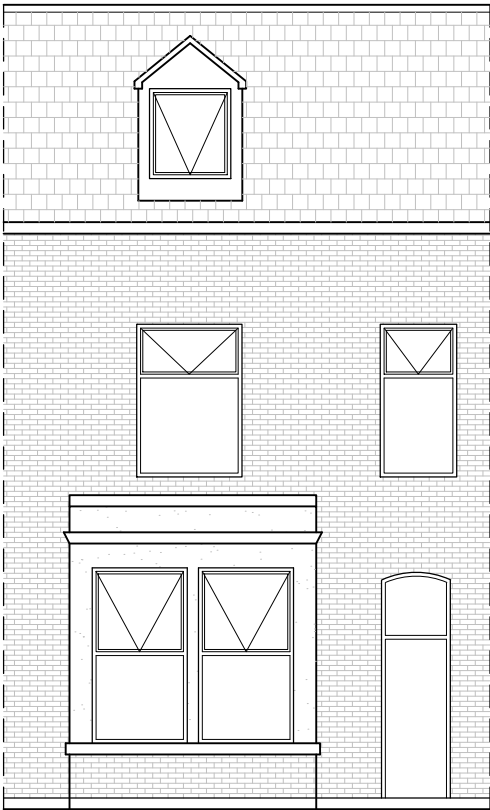
PROPOSED SECOND FLOOR PLAN
1:100 @ A3



C3	Planning drawings created	17.03.25	MG
C2	Basement bed 9 omitted, now 8 bed, 9 person HMO	10.03.24	MG
C1	Basement bed 9 added	27.08.24	MG
Rev	Amendments	Date	Ints



Project	
156 WALMERSLEY ROAD BURY, BL9 6LL	
Drawing Title PROPOSED PLAN LAYOUTS	
Drawn MG	Checked -
Date AUG 2024	Scale@A3 1 : 100
Drawing No. 156WR/203/BR	Rev. C3



C2	Basement bed 9 omitted, now 8 bed, 9 person HMO	10.03.24	MG
C1	Basement bed 9 added	27.08.24	MG
Rev	Amendments	Date	Ints
Mark Gordon Design + Associates			
Project			
156 WALMERSLEY ROAD BURY, BL9 6LL			
Drawing Title			
PROPOSED ELEVATIONS AND SECTION			
Drawn	MG	Checked	—
Date	AUG 2024	Scale	A3 1 : 100
Drawing No.	156WR/204/BR	Rev.	C2

Ward: Bury West - Elton

Item 03

Applicant: Mr & Mrs J Frith

Location: 36 Trimingham Drive, Bury, BL8 1JW

Proposal: First floor extension at front/side/rear

Application Ref: 71672/Full

Target Date: 05/05/2025

Recommendation: Approve with Conditions

This application is being considered by the Planning Control Committee as the applicant is the MP for Bury North

Description

The application relates to a two storey detached house on a corner plot on a residential road of similar properties. Driveway to the front and conservatory at the rear. Timber fencing along the side boundary.

The proposed side extension would project out 2.8m, over the top of the existing single storey element with a pitched roof extending off the main roof at the same height. The side extension would accommodate two additional bedrooms with windows facing front and rear. The existing gable at the front would be extended across the width of the existing two storey frontage and a smaller dormer would project off the front of the extended side extension to allow for an extended bedroom. The side extension would be finished in red brick and tile to match the house and the new front gable would be rendered to match.

Relevant Planning History

01816/E - Proposed extension of the wall and fencing to border of property - Enquiry completed 11/04/2016

46119 - Single storey extension at side & first floor extension at front - Approve with Conditions 23/05/2006

Publicity

Immediate neighbours notified by letter dated 10/03/2025. No objections received.

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

Visual amenity - The extension would be relatively modest in scale and, in design terms, be in keeping with the appearance of the existing house. The gap between the new gable and the side boundary with Trimingham Drive is between 3-4m and this is considered to be acceptable in that it is sufficiently set back and respects the existing building line. With the set back at first floor, the frontage retains some articulation and reflects the property's existing design and appearance. The extended house would not appear incongruous within

the streetscape and the finishing materials, red brick, render and grey roof tile would match the house. The proposal would be acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Residential amenity - The extension to the house relates to the front and side, adjacent to Trimmingham Drive. There would be no projection beyond the rear elevation of the immediate neighbour at No.34 Trimmingham Drive. The distance across Trimmingham Drive to the neighbours facing the new side gable is 21/22m. This distance is considered to be acceptable and would not impact on the amenity of the neighbours facing the plot. Given the siting of the extensions in relation to neighbours, there are no overshadowing or overlooking or other residential amenity issues arising. The proposal is acceptable and complies with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Parking - The existing driveway, accommodating 2/3 cars, would be retained and this would be acceptable and comply with UDP Policy H2/3 and guidance in SPD6 relating to extensions and alterations.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

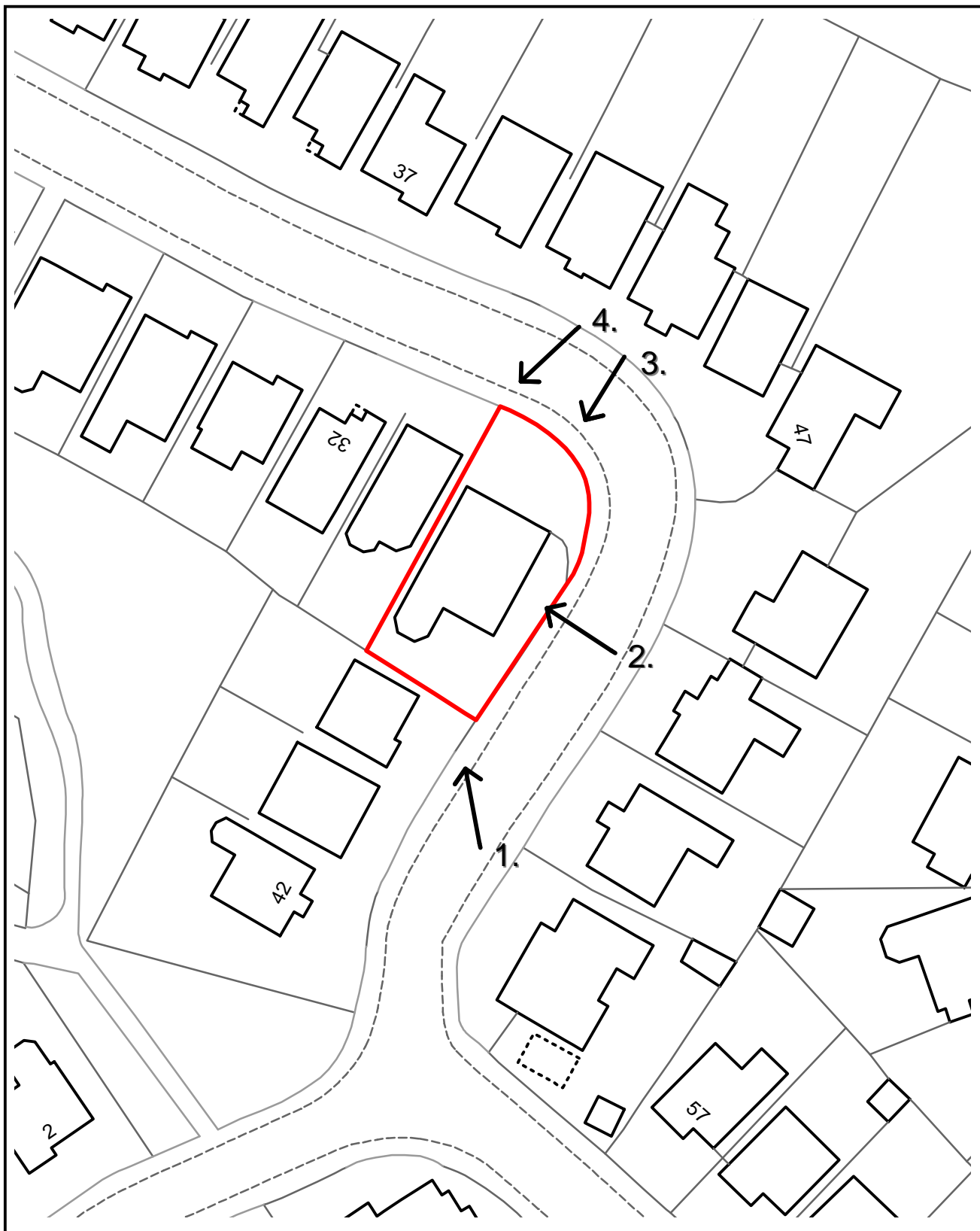
Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 1 and 2 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
3. The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

71672 - Viewpoints



ADDRESS: 36 Trimingham Drive, Bury, BL8
1JW



Bury
Council

Planning, Environmental and Regulatory Services

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71672

Photo 1



Photo 2



71672

Photo 3



Photo 4





36 Trimmingham Drive
Bury
BL8 1JW

OS MasterMap 1250/2500/10000 scale
Friday, February 21, 2025, ID: MDP-01208731
www.malcolmhughes.co.uk

1:1250 scale print at A4, Centre: 379670 E, 412430 N

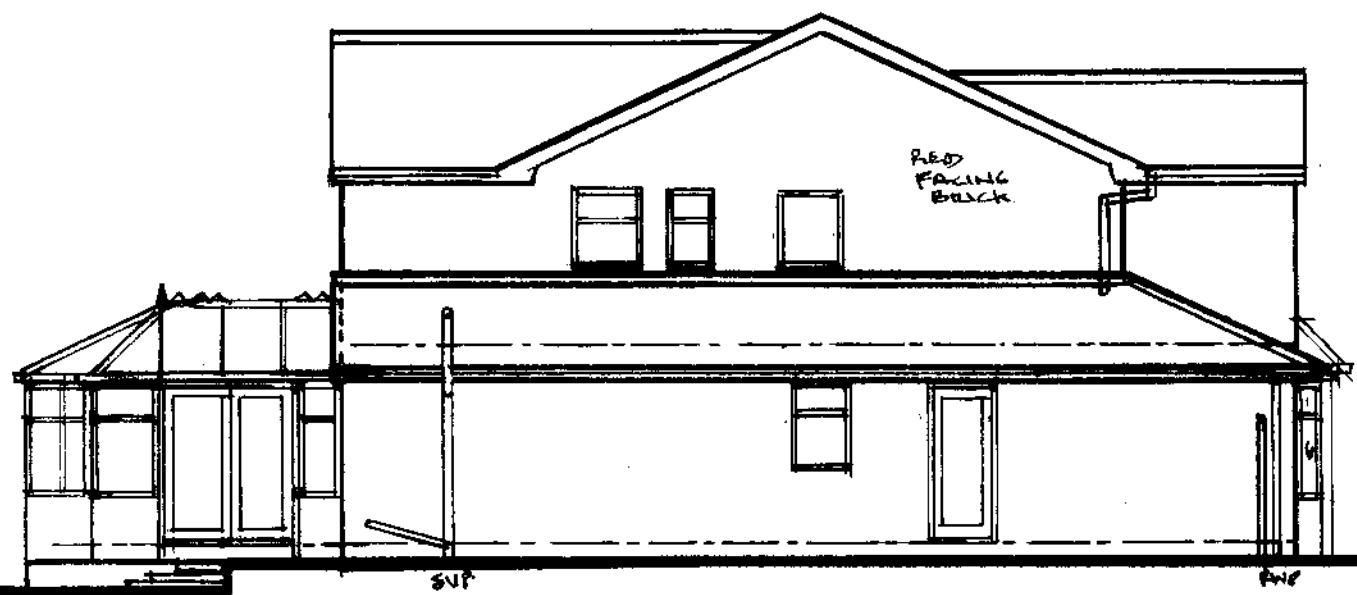
©Crown Copyright Ordnance Survey. Licence no.
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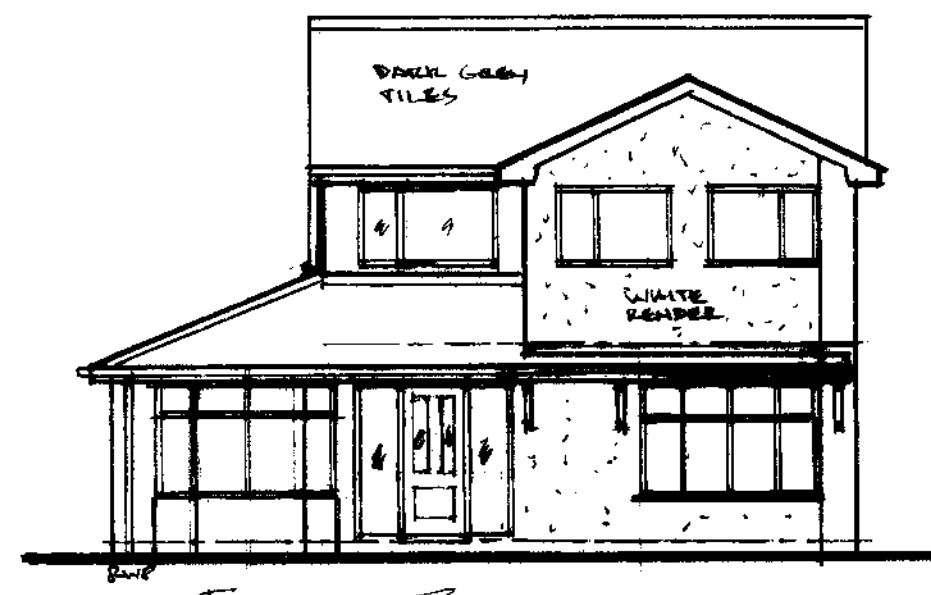
**MALCOLM
HUGHES**
CHARTERED
LAND SURVEYORS



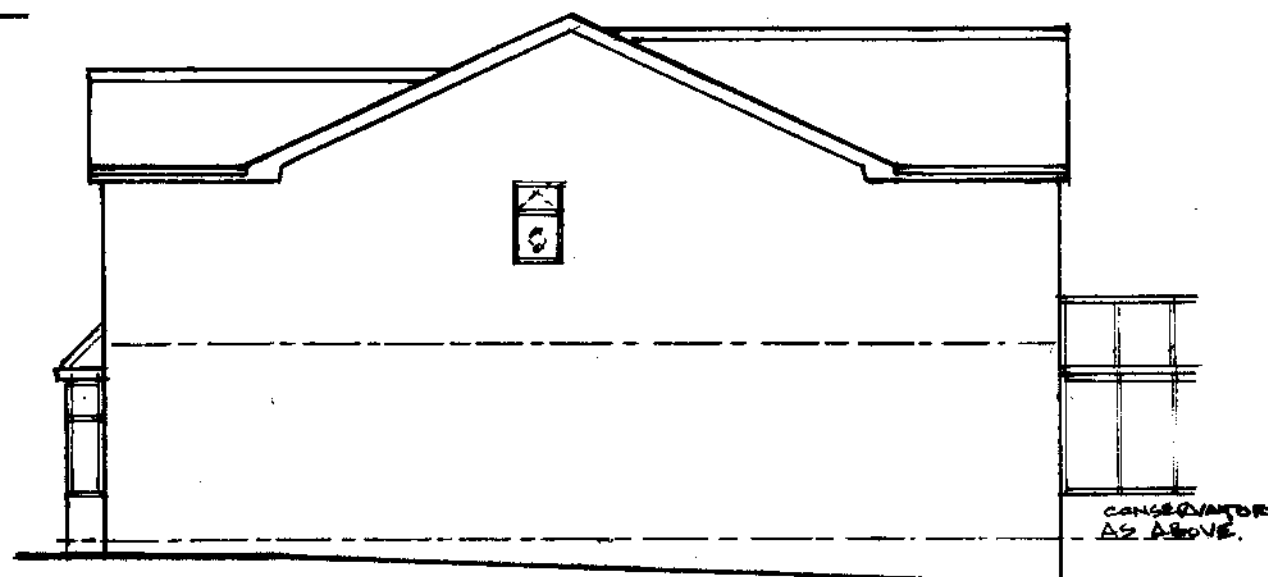
REAR ELEVATION 1:100



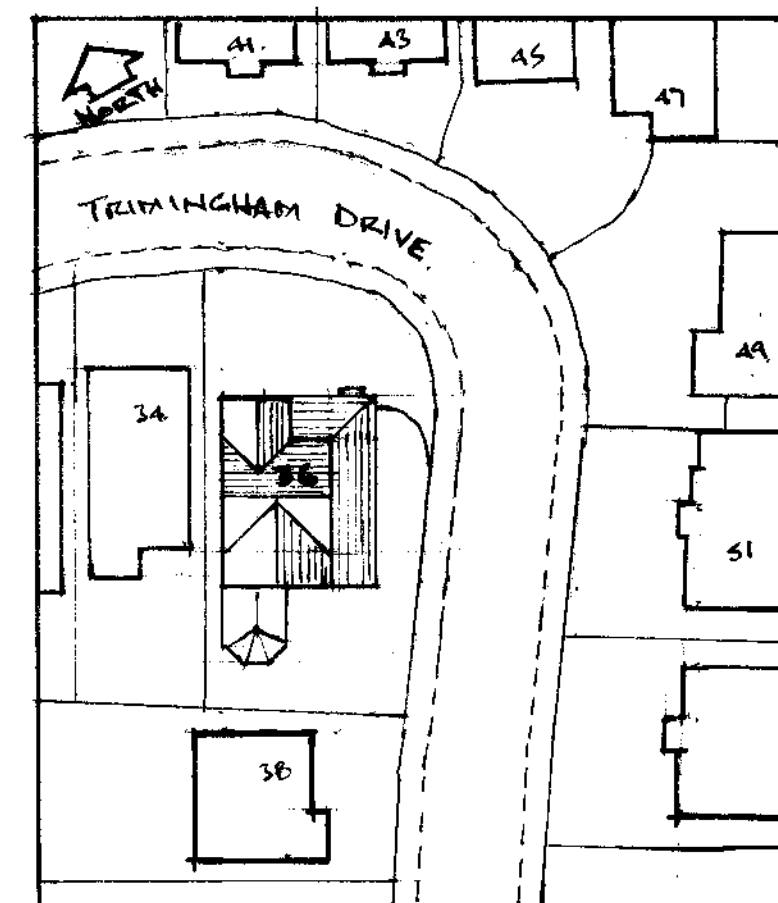
L.H. SIDE ELEVATION



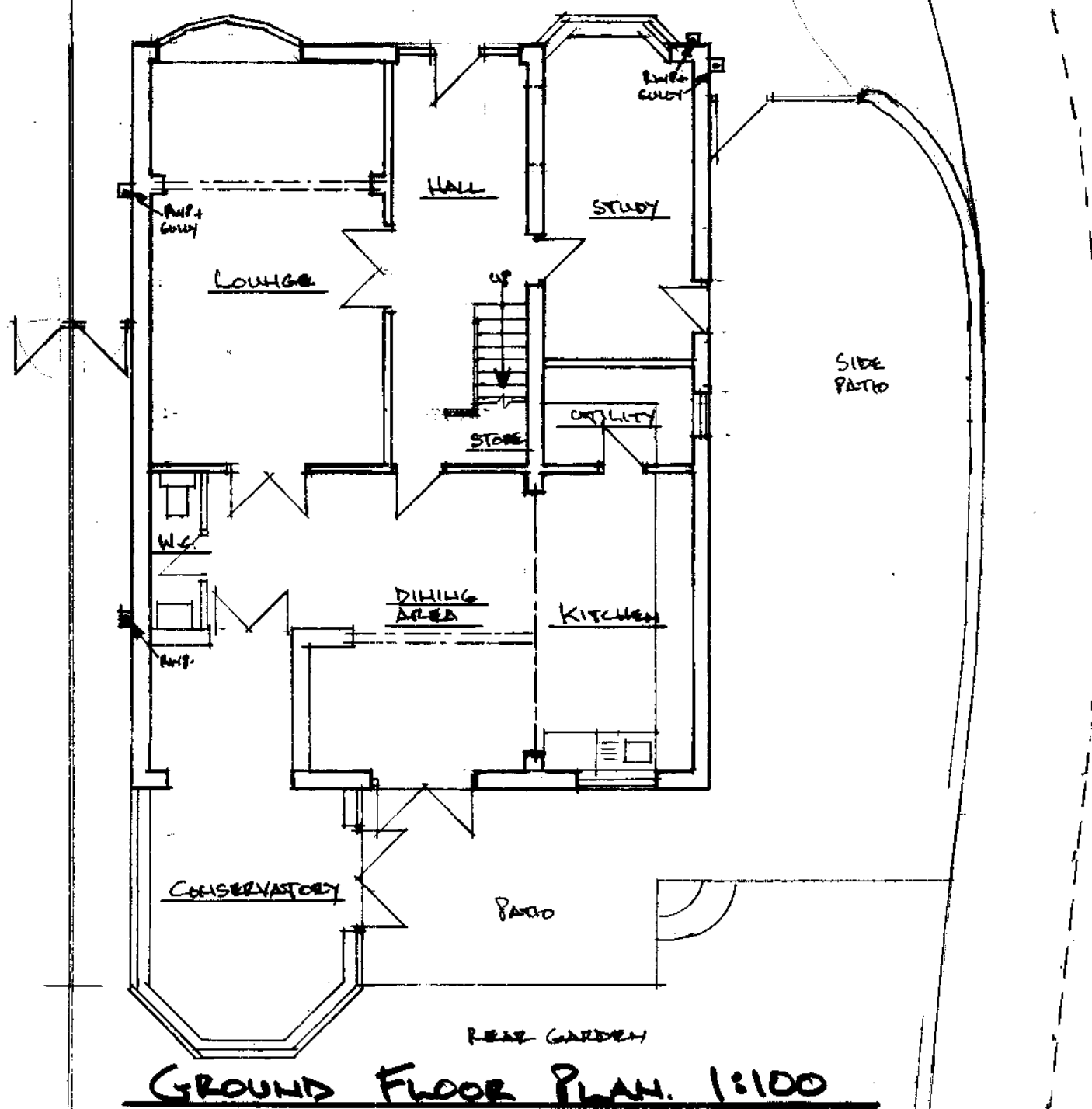
FRONT ELEVATION



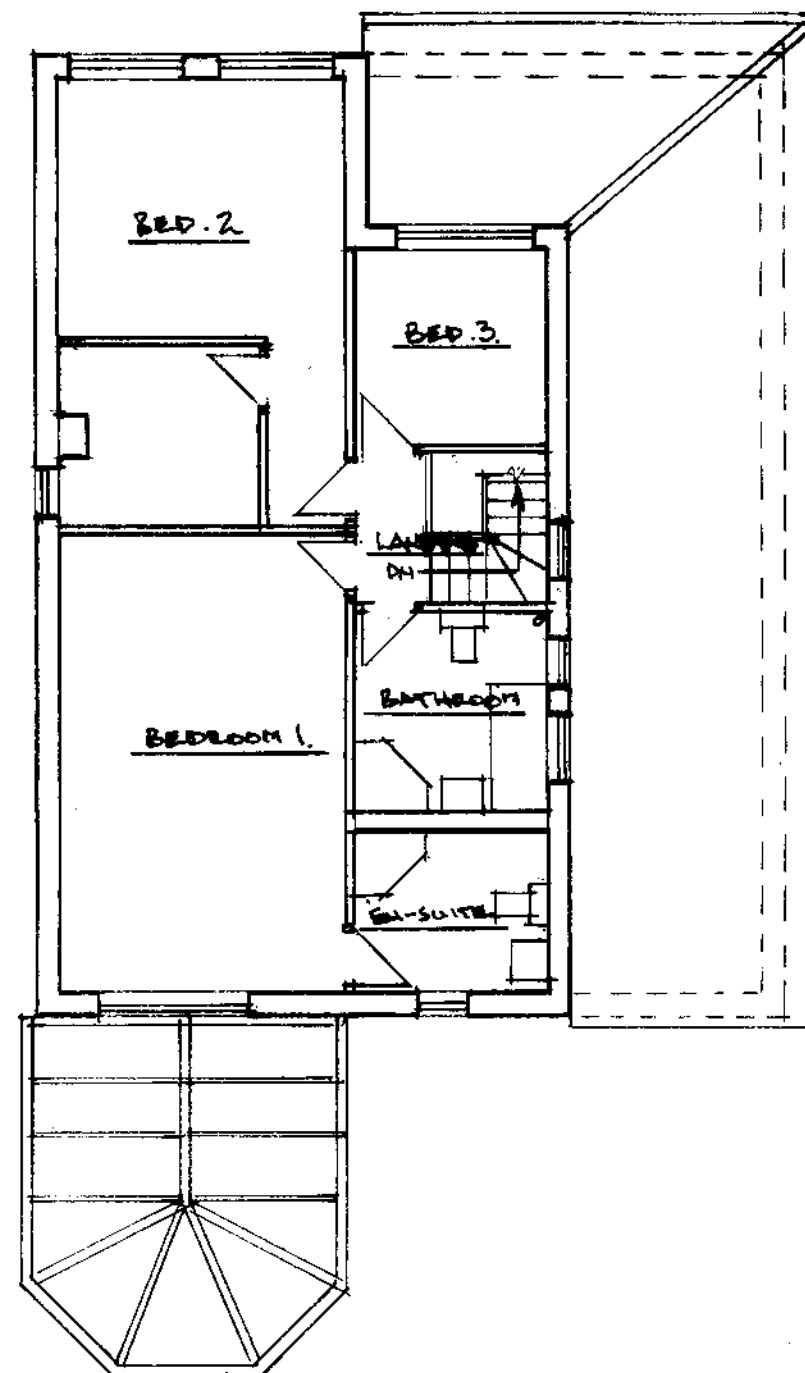
R.H. SIDE ELEVATION



EXISTING SITE PLAN 1:50



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN



Architectural & Building Services

NEIL BUTTERWORTH

Tel:
Mobile: 07785 275483

89 Higher Ainsworth Road, Radcliffe,
Manchester, M26 4JJ.

Job Title **PROPOSED FIRST FLOOR SIDE, FRONT & REAR
EXTENSIONS & GENERAL HOUSE REMODELLING,
AT 36 TRIMMINGHAM DRIVE, BURY,
FOR MR & MRS J. FRITH**

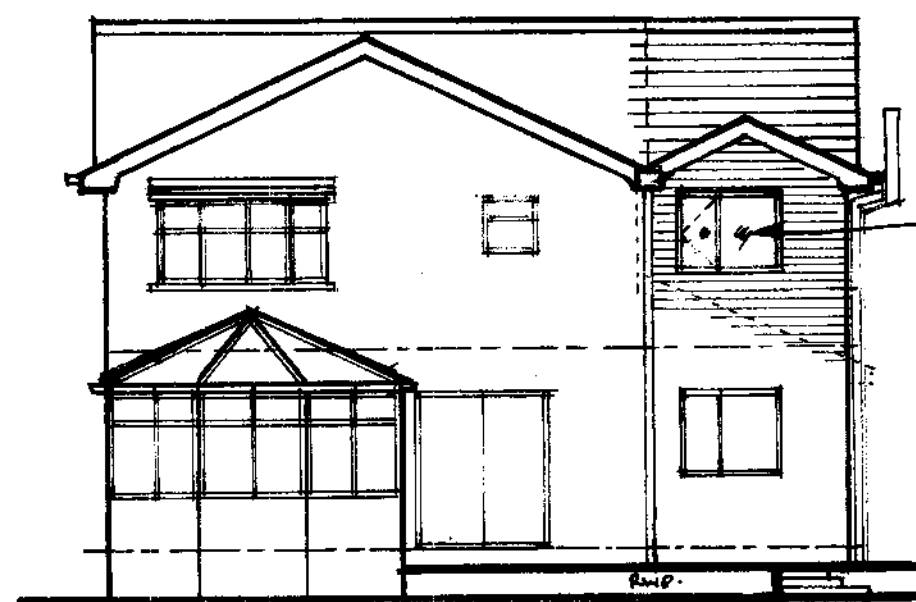
Drawing Title **PLANS & ELEVATIONS (EXISTING)**

Scale
1:100

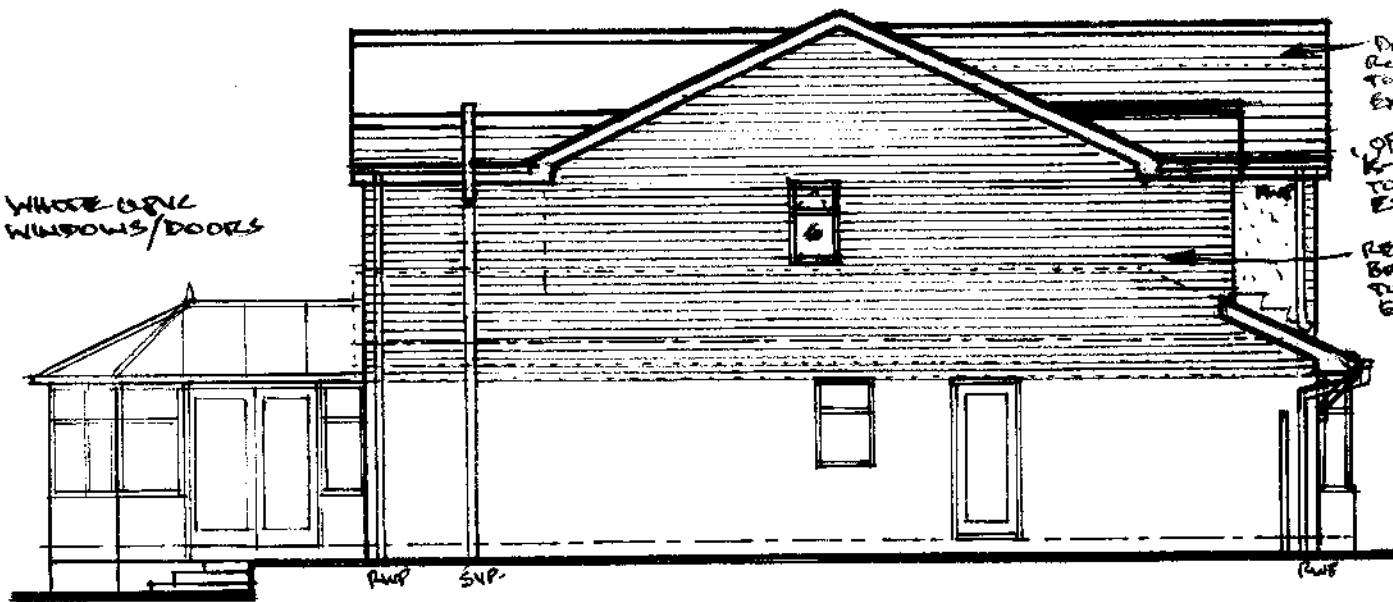
Date
FEB. 25

Drawn by
N.B.

Drawing No.
1



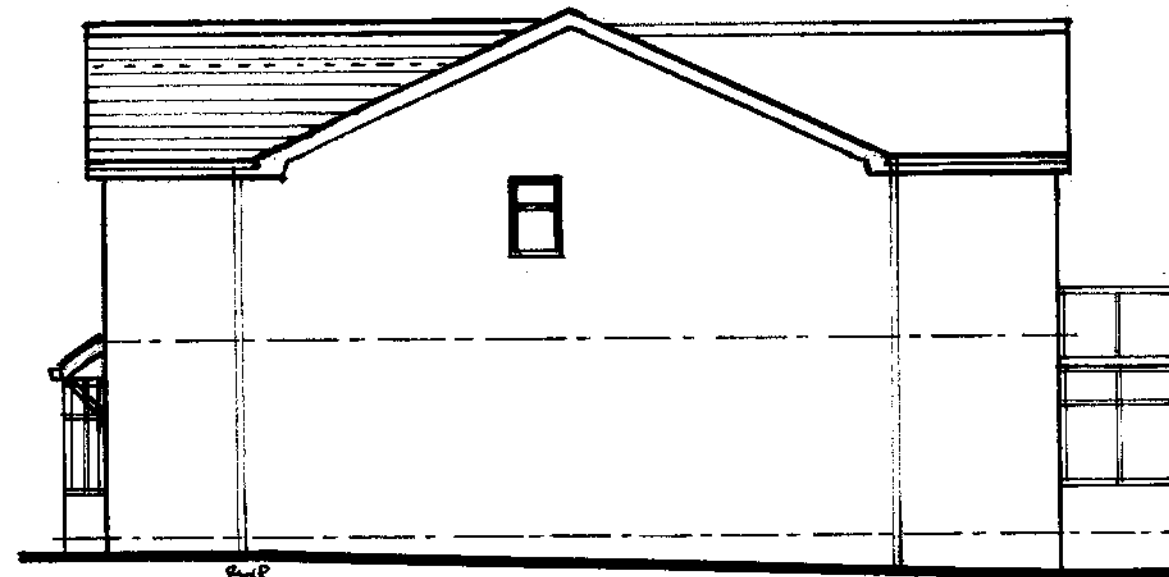
REAR ELEVATION 1:100



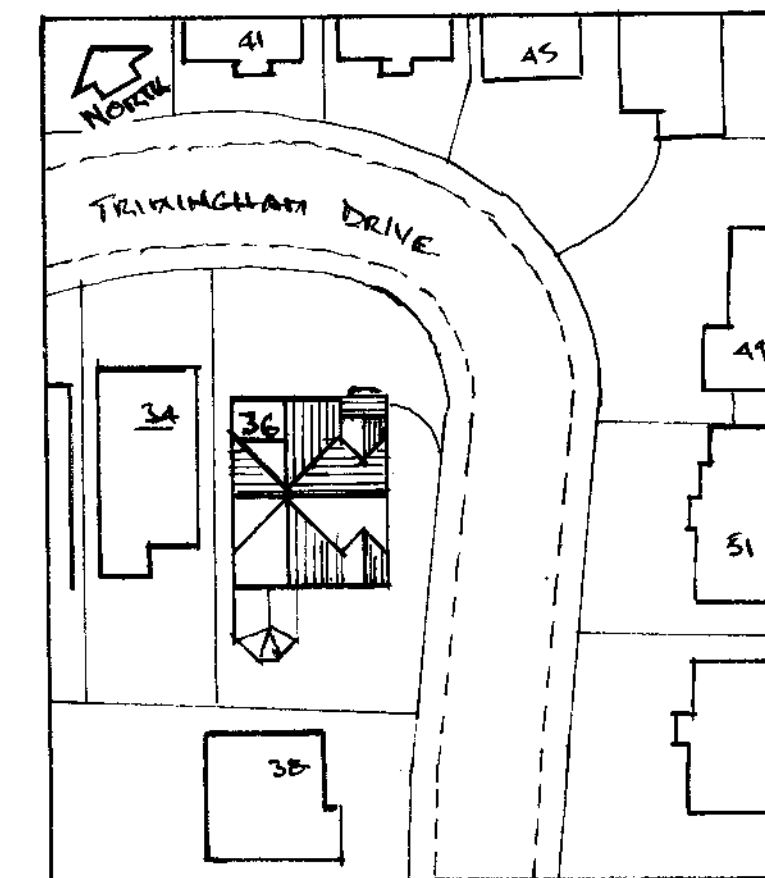
L.H. SIDE ELEVATION



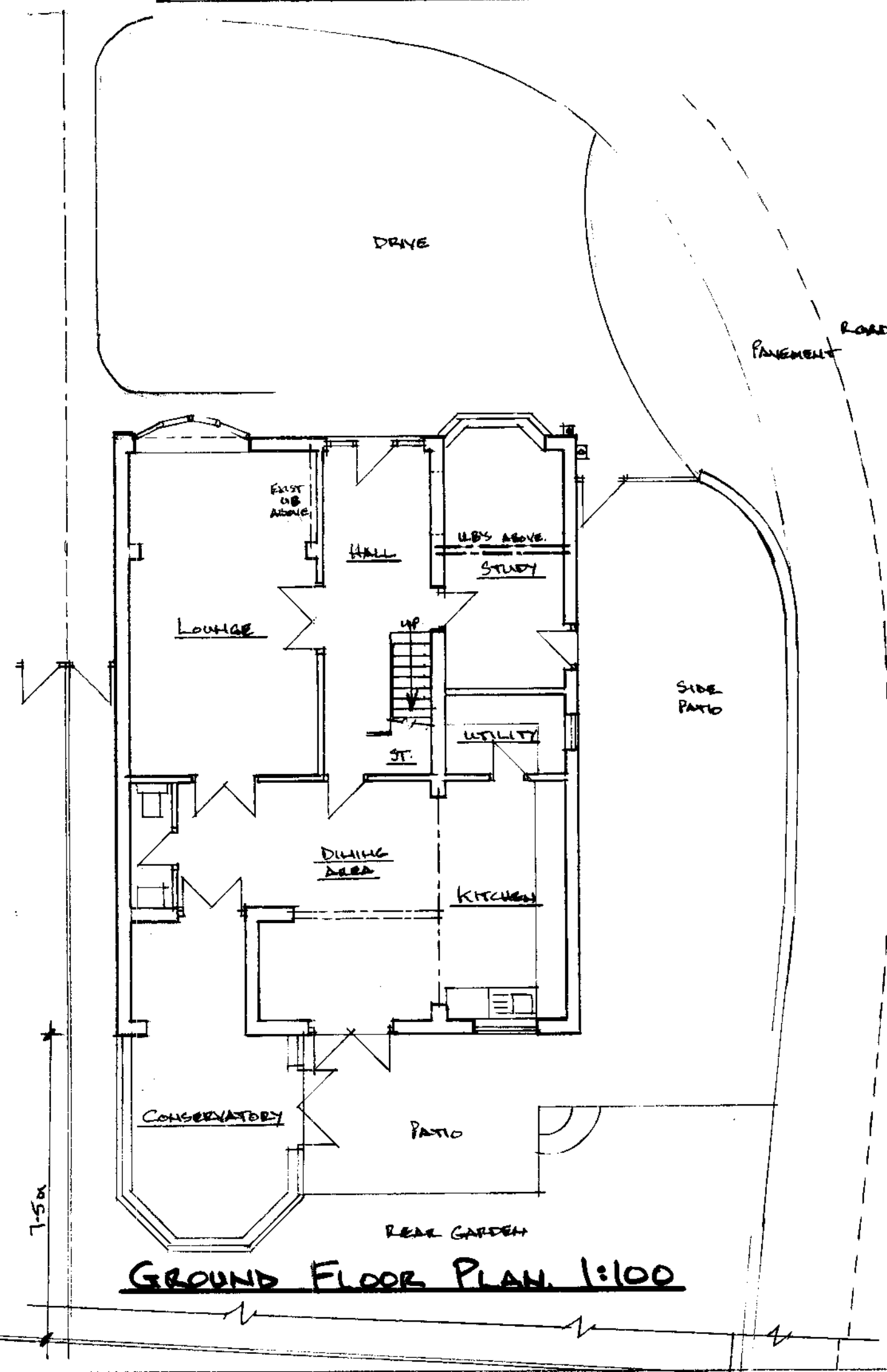
FRONT ELEVATION



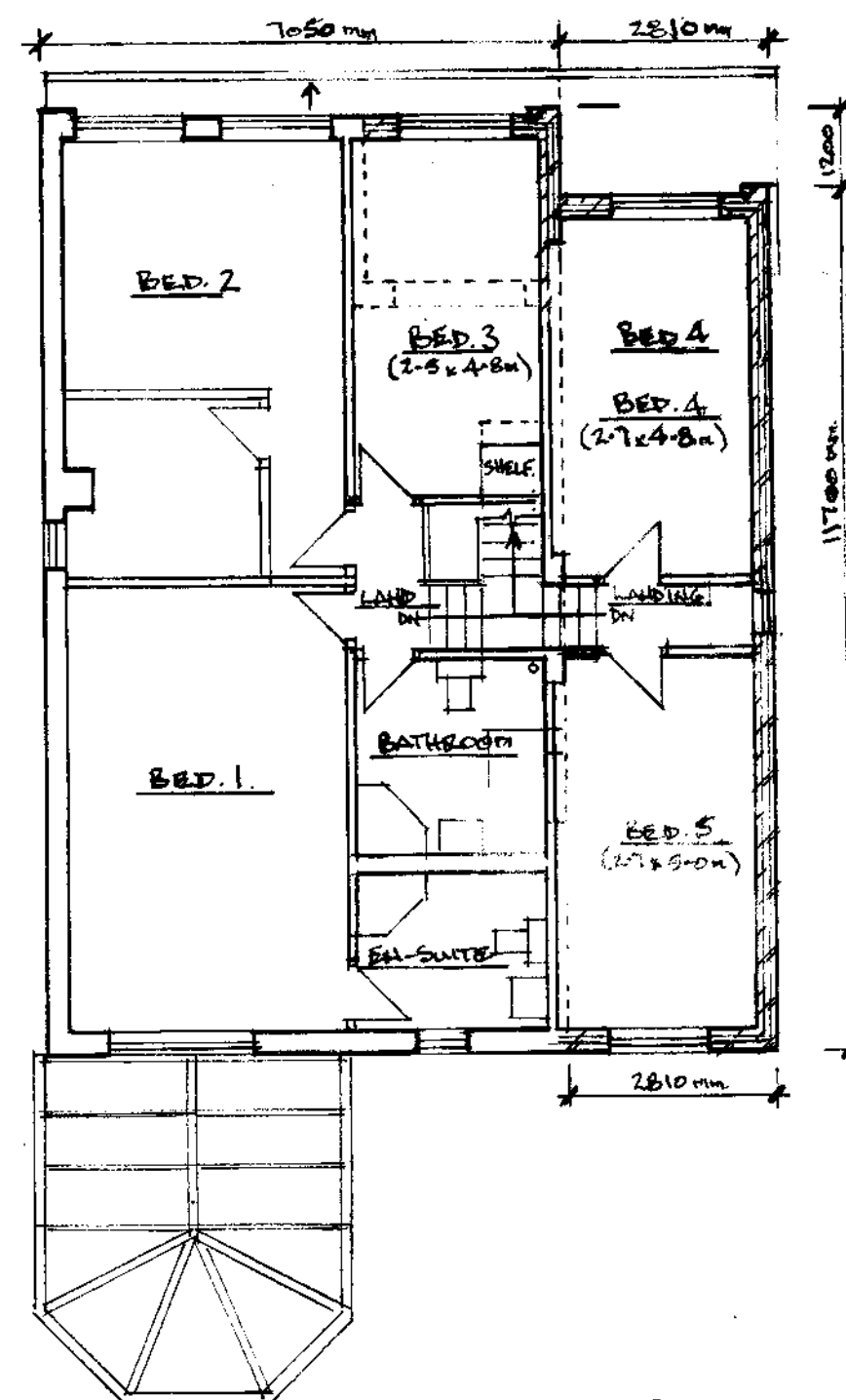
R.H. SIDE ELEVATION



PROPOSED SITE PLAN 1:50



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN

Architectural & Building Services

NEIL BUTTERWORTH

Tel:
Mobile: 07785 275483

89 Higher Ainsworth Road, Radcliffe,
Manchester, M26 4JJ.

Job Title **PROPOSED FIRST FLOOR SIDE, FRONT & REAR
EXTENSIONS & GENERAL HOUSE REMODELLING,
AT 36 TRIMMINGHAM DRIVE, BURY,
FOR MR & MRS J. FRITH**

Drawing Title **PLANS & ELEVATIONS (PROPOSED)**

Scale
1:100

Date
FEB. 25

Drawn by
N.B.

Drawing No.
2

Ward: Radcliffe - North and Ainsworth

Item 04

Applicant: Mr Halliwell

Location: Land to north of Titus Cottage, 57 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

Proposal: Erection of 1no. detached dwelling

Application Ref: 71506/Full

Target Date: 31/03/2025

Recommendation: Approve with Conditions

Description

The site relates to 0.06 ha of land associated with the adjacent residential dwelling, Titus Cottage. The site is located in a rural area within the Green Belt and a Landscape Character Area.

Directly to the north of the site is Titus Barn which has recently been converted to a single dwelling (planning ref 68002) and the application plot sits between Titus Cottage and Titus Barn. There are other dwellings and farm buildings which are scattered around the area with the main centre of Ainsworth Village located to the north over 600m away.

The site is rectangular in its form and extends 20m in width and 35m in depth and had previously accommodated storage buildings and stables. The applicant states that most of the structures were taken down in 2017 but the stables were still in use in May 2022. Little remains of any of the structures on site although there is still some evidence of hardstanding areas which have been partly grassed over.

There is an existing access into the site which leads directly from Bradley Fold Road.

Planning permission is sought for the erection of 1 no x 3 bed dwelling.

The proposed dwelling would be located more or less centrally within the plot and follow the linear development which defines the frontages of the adjacent dwellings, Titus Cottage and Titus Barn. The existing access would be utilised which would lead to a driveway and turning area for 2 cars at the front with a private garden area provided at the rear bounded by a native hedge and a bin store area along the northern elevation.

The proposed dwelling would have a rectangular form with a footprint circa 109 sqm and would be 2 storey with a lower wall plate level height at the first floor level which would reduce the overall height of the eaves and ridge.

Internally, the ground floor would provide the living, kitchen and utility areas with 3 no bedrooms and bathroom facilities at the first floor.

The external elevations would comprise stone facings with a slate covering to the pitched roof.

There are no proposed changes to the layout or arrangements of Titus Cottage.

Relevant Planning History

02465/E - Detached dwelling - 27/8/20

02936/E - Erection of infill dwelling - 7/2/24

Publicity

Letters sent to 7 properties on 4/2/25.

Site notice posted 7/2/25

6 objections and 7 support letters received.

Objections

- Although there have been stables and outbuildings previously on this site, only their foundations remain - the site has returned to Greenbelt status.
- The proposed development would compromise the visual amenity and privacy of Titus Barn next door.
- There should be no grounds for constructing a new dwelling contrary to Green Belt policy, we therefore request that the application be rejected
- There is plenty of brown belt land nearby that would save our countryside.
- Questionable interpretation of current planning guidance and policy to try and justify the granting of planning permission for the development.
- The NPPF has a list of definitions but these do not include what constitutes a "village" or "infilling". There is a definition of grey belt land but the term has been introduced too recently to be sure what this means in practice.
- Reference made to paragraph 154e of the NPPF and claims that the proposal is "limited infilling in an existing village". The site is definitely not within Ainsworth Village. Figure 3 of the statement shows a huge area claimed to be "the village" which suggests potential for numerous new dwellings and considerable harm to the openness of the Green Belt.
- The actual boundaries of the village, a much smaller area, were defined by the "Ainsworth Village Envelope" which was part of the Ainsworth Village Design Statement produced by residents in cooperation with the Local Planning Authority in 2007. The Envelope has been consistently used by the LPA for development control purposes.
- Infilling is often acceptable where it "would not cause substantial harm to the openness of the Green Belt" (para 154g). This could be applied where a plot of land is within a ribbon of existing dwellings. This is not the case here.
- Relies on the second part of paragraph 154g which would allow redevelopment of previously developed land excluding temporary buildings and "which would not cause substantial harm to the openness of the Green Belt". The site does not qualify as being previously developed land. The timber stables were temporary buildings that were removed approximately 10 years ago. Compared with the current nature of the site the development would "cause substantial harm to the openness of the Green Belt".
- The quoted examples of development that have been approved elsewhere are not very helpful to the applicant's case without being able to see plans showing the exact circumstances. There are many contrasting examples of applications where development was not approved.
- It is not accepted that the site is derelict. Any amount of new landscaping will not compensate for the loss of Green Belt land and would undermine the purposes of the remaining Green Belt across the area of the plan.
- The applicant has failed to demonstrate the need for this type of development. The claim that there is a shortage of 3 bedroom houses in the area is unsubstantiated.
- The house would not be in a sustainable location. There is no bus service. There are few local amenities within walking distance. Bradley Fold Road is not safe for pedestrians and most journeys would be by car.
- Could the applicant not put up the building in the garden?
- Do not want to have bins or rubbish nearby or noise from cars turning.
- Concern about the septic tank and waste flow water.

Support

- Feel that this space would certainly benefit from this proposal and would fully support this application.
- A house of this kind could only benefit what is now an abandoned looking gap between the two properties.
- Living close to this proposed application it will make a big improvement to our village to what is already there at the moment.
- I really do not think it would have any impact on the area of green belt land or the very small area surrounding it. It can only be improved!
- We remember when the stables and other buildings were built on this land (which is now just rubble). We would fully support this application and believe it is an ideal space for a house to be built on previously developed land, with no impact on the green belt.
- This small parcel of land that has been disused and neglected for some time now, would be an ideal opportunity for an infill development within the village, and would only compliment the ribbon development of houses on Bradley Fold Road.

Those who have made representations have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Borough Engineer - Drainage Section - No response received.

Environmental Health - Contaminated Land - No objection subject to conditions

Environmental Health - Pollution Control - No response received.

Conservation Officer - No objection

Waste Management - No response received.

United Utilities (Water and waste) - No objection. Recommend an informative to the applicant.

Greater Manchester Ecology Unit - No objection subject to conditions

GMCA - Minerals and Waste consultations - No objection

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Development Plan and Policies

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
OL1/2	New Buildings in the Green Belt
HT2/4	Car Parking and New Development
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD11	Parking Standards in Bury
GMMWP	Greater Manchester Minerals and Waste Plan
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing

JP-S2 Carbon and Energy
JP-S4 Flood Risk and the Water Environment

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Housing Land Supply and Principle of Residential Development

The National Planning Policy Framework (NPPF) is a material planning consideration in planning decisions, and emphasises the Government's objective of significantly boosting the supply of homes. The Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with either a 5% buffer to ensure choice and competition in the market for land, or a 20% buffer where there has been significant under delivery of housing over the previous three years. As set out in NPPF paragraph 78, the supply of housing must be assessed against the housing requirement set out in adopted strategic policies where these are less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed. The joint Places for Everyone Plan allocates significant strategic sites for housing within Bury and will accelerate housing delivery within the Borough to meet housing needs.

Following the adoption of Places for Everyone, the Council is able to demonstrate a deliverable 5 year supply of housing land with a 20% buffer (as currently required in Bury due to past under delivery) when assessed against the adopted PfE housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test (HDT), which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government (the 2023 measurement published on 12 December 2024) show that

Bury has a HDT result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11(d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provide a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

As a result of the latest published HDT result the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

In this case, as the site is located within the Green Belt paragraph 11 (d)(i) applies and the tilted balance is therefore not applicable for this site.

Principle - Green Belt

The application site falls within the Green Belt as designated by PfE policy JP-G9.

Paragraph 154 of the NPPF makes it clear that development in the Green Belt is inappropriate unless certain exceptions apply. Criterion g) refers to limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

The site is previously developed land, as it formally comprised stables, shelters and storage buildings for a number of years and the proposal therefore falls within exception g). As such, it is considered that the principle of the developing the site is acceptable, provided it does not cause substantial harm to the openness of the Green Belt.

Comparative to the previous structures on the site which extended further eastwards in the plot, the proposed dwelling would be sited within well-defined boundaries and the built form would be restricted to the western area of the site in a relatively central position with a modest footprint of 17% within the overall plot size and a decrease in total footprint area of 40% when compared to the former structures on site.

The proposed dwelling would not encroach forward of the established front building line of the adjacent houses nor beyond the footprint of Titus Cottage at the rear.

Views and openness to either side of the dwelling would be retained and in terms of height, compared to the two adjacent properties, the dwelling would be 0.46m higher than Titus Barn but 1.3m lower than Titus Cottage and as such would relate and integrate well within the existing built form.

Much of the site would be screened from views from the front by hedges and landscaping and the proposal to integrate a native hedge around the side and rear perimeters would enhance the ecological value of the site.

Paragraph 154 g) requires development to not cause *substantial* harm to the Green Belt. In this case, given the proposed dwelling would be no higher than the adjacent property, gaps would be maintained through the site, the footprint of the dwelling would be contained

within a small area of the plot and encroach no further into the Green Belt than the two neighbouring properties and would add ecological value to the site, the proposed development is considered to be acceptable and comply with the principles of the NPPF.

Layout, scale and design

Type, size and design of new housing

Policy JP-H3 requires all new dwellings to:

1. comply with the nationally described space standards (NDSS) and
2. be built to the 'accessible and adaptable standard in Part M4(2) of Building Regulations unless specific site conditions make this impracticable.

The proposed development would comply with the requirements of the NDSS and the applicant states that the proposed dwelling would be capable of meeting the criteria detailed in part M4(2) of Building regulations which would be secured by condition.

Density

NPPF paragraph 130 seeks to ensure the efficient use of land, and to avoid homes being built at low densities.

PfE Policy JP-H4 requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. Policy JP-H4 sets out minimum densities that should be considered. The site falls in an area where a minimum density of 35 dwellings per hectare should be had regard to.

The net site area (excluding the shared access) is around 0.055 hectares, which would indicate that 1 dwelling equates to a density of 18 dwellings per hectare, and suggests that the site could accommodate 2 dwellings at 35 dwellings per hectare.

PfE Policy JP-H4 states that lower densities may be acceptable where they can be clearly justified by:

1. Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or
2. Site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure.

There are not considered to be any local housing market issues that would justify a lower density in this case.

In relation to site-specific issues, the site is within the Green Belt. The proposed layout, scale and massing has had regard to the existing building lines of the neighbouring properties, the character of the area and the need to consider the impact on the openness of the Green Belt. The development also needs to incorporate sufficient space to enable vehicles to turn within the site and exit in forward gear, thereby reducing the area available for built development.

Whilst the proposed development is below the density set out in policy JP-H4, it is considered that the proposed density would be acceptable in view of the site's Green Belt location, the character of the area and the requirement to accommodate sufficient turning space for vehicles.

Layout and design

The proposed dwelling would follow the established building line of the adjacent properties with a 3.5m gap to the northern boundary with Titus Barn and 2.1m to the southern

boundary, which would not only provide a separation to the adjacent properties but would allow views and openness to be maintained through the site within this Green Belt setting.

In terms of scale and design, whilst proposed as 2 storey, the overall height of the proposed dwelling would be reduced by adopting a lower wall plate height at first floor level so that a large part of the bedroom would be accommodated in the roof space.

Similar materials to that of Titus Cottage would be incorporated by the use of natural coursed stone faced elevations and a slate covered roof. Windows would be modest in size and positioned to reflect a traditional farmhouse/cottage appearance and conservation style roof lights would sit within the roof slope to minimise visual impacts.

The existing field access would be utilised leading to a permeable driveway and parking and a turning area to enable exit from the site in a forward gear. The rear garden and amenity space would extend 13m to the existing field boundary with the site perimeter planted with a native hedge and improve the site's biodiversity through the provision of ecological enhancements and landscaping.

For the size of plot and its Green Belt location and comparative to the previous structures and buildings on site, it is considered the scale of the proposed development to provide a modest and reasonable level of family accommodation would be acceptable and would not cause substantial harm on the openness of the Green Belt. The design of the dwelling is also considered to be appropriate within this particular setting.

The proposed development would therefore comply with policies OL1/2, H2/1, H2/2, EN1/2, JP-H3 and JP-H4 and the principles of the NPPF.

Impact on residential amenity

The proposed dwelling would be set between Titus Barn and Titus Cottage. All habitable room windows to the new dwelling would be located on the front and rear elevations and there would be no windows on the side elevations.

To Titus Barn, the new dwelling would be 5.5m away from the side wall of Titus Barn which has two first floor habitable room windows in the directly facing elevation. However, these windows are small secondary windows with the main outlook from this room at the rear. SPD6 states that less weight will be afforded to habitable room windows located on a side elevation, and in this case, the occupiers of the Barn also chose to insert windows in the side overlooking their neighbour's land which had the potential for a future development.

The proposed dwelling would extend 4m past the rear elevation of Titus barn. However, given the new build would be set circa 4.4m away from the boundary, partly screened by a new hedge and 5.5m away from the barn itself, outlook and privacy of the neighbour are considered not to be detrimentally compromised.

To the south of the site, Titus Cottage would be 3.6m away. This property has a long single storey blank side extension which would extend beyond the rear elevation of the proposed property and as such there would not be overlooking or privacy impacts to this neighbour.

Given the setting and position of the proposed dwelling in relation to the adjacent properties, it is considered there would not a detrimentally harmful impact on residential amenity and the development would be in compliance with policies H2/1, H2/2 and EN1/2.

Highway issues

The site has an established access through a farm gate and this access would be

maintained to facilitate the development with some works proposed to tarmac part of the entrance in a permeable surface. Within the site, a permeable surface for two driveway parking spaces and turning area would be provided. Tracking plans have also been submitted to demonstrate that cars could enter and leave in a forward gear.

The proposed development for a single dwelling would not generate significant levels of traffic and given the site was previously used for stables which would have been served by horse boxes and vehicles delivering foodstuffs and hay for example, it is considered the proposed development with the works proposed would not raise highway safety concerns. .

The Highway Authority have raised no objections subject to conditions including a construction traffic management plan, provision of access, parking facilities and bin storage.

The proposed development would therefore comply with policies HT2/4, JP-C5 and JP-C8.

Ecology

Summary

The only significant ecological issues appears to be biodiversity net gain.

Protected Species

Whilst a number of trees were assessed as having low bat roosting potential all are off-site and will not be directly or indirectly impacted upon by the development. No evidence of any other protected species was found or regarded as likely. GMEU have no reason to doubt the findings of the report. No further information or measures are required.

Nesting Birds

Bramble scrub will be lost, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition be applied to any permission to restrict the removal of trees within the bird nesting season.

Other Wildlife

Whilst the vegetation on site could provide cover for small mammals and amphibians, the scale of the habitat is such that the risk are low. GMEU are satisfied that all that is required is an informative to advise the applicant of the Wild Mammal (Protection) Act 1996 and an offence to inflict unnecessary suffering to wild mammals.

Invasive Species

Himalayan balsam was recorded off-site. GMEU are satisfied that it is sufficiently distant and that the risk of an offence is very low and recommend as a precaution an informative is applied to any permission.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). The development will result in the loss of a small area of widespread low and medium value habitats to development and garden. Adverse effects on wildlife appear restricted to loss of bird nesting opportunities.

The development is subject to mandatory biodiversity net gain. A loss on site is predicted with a shortfall of 0.23 biodiversity units to achieve 10% net gain. The ecological consultant correctly notes that it is not possible to achieve 10% net gain on site as whilst the percentage of the site that could be vegetated garden could be increased, this is a low value habitat automatically in poor condition. i.e. of lower or equal value habitats to what is lost.

GMEU accept that the metric is a reasonable assessment of the net gain requirements and that 0.23 biodiversity units would need to be purchased off-site from an external supplier or via statutory credits. The habitat creation on-site are not significant and therefore would not be subject to an HMMP and therefore do not require a BNG condition or legal agreement.

The development would still need to discharge the statutory biodiversity gain condition, where the details of where the off-site units would be purchased.

The proposed site plan indicates that a native hedge would be planted around the site boundary and one standard bird box would be provided and two swift boxes which would be a condition of any approval.

The proposed development would therefore comply with policies H2/2, JP-G8 and the principles of the NPPF.

Minerals and waste - The Greater Manchester Minerals Plan (adopted 2013) forms part of Bury's Development Plan and sets out policies relating to minerals, including the safeguarding of mineral resources.

The proposed development is located within a Mineral Safeguarding Area for sandstone, coal and brick clay and therefore Greater Manchester Minerals Plan Policy 8 - Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas is relevant.

The applicant does not appear to refer to Minerals Plan Policy 8 in the Planning Statement.

However, the proposed site is 0.06ha in size and sits between two properties. It is unlikely that mineral extraction would be acceptable in this location the proposal would be acceptable in terms of Minerals Plan Policy 8.

Policy JP-S2: Carbon and Energy

Policy JP-S2 - Carbon & Energy sets out the steps required to achieve net zero carbon emissions. The proposed development will use photovoltaic panels for electricity and heat along with an efficient heating system and the use of low energy lighting and heating controls. The proposal is therefore in conformity with Policy JP-S2.

Policy JP-C2 - Digital connectivity

Policy JP-C2 requires full fibre to premises connections to be provided unless technically unfeasible and / or unviable, and to incorporate multiple ducting compliant with telecoms standards. The applicant has confirmed that full fibre is available to the location. In accordance with JP-C2 it is expected that internet connections will be operational and immediately accessible to network providers when occupiers move into the new property

Response to objectors

- The site has not been assessed under para 154 e) as limited infilling in villages or UDP Policy OL1/3 - Infilling in Existing Villages in the Green Belt but the site is considered to be previously developed land under para 154 g) which accepts limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use which would not cause substantial harm to the openness of the Green Belt.
- It is considered the scale of development for one dwelling would not cause significant noise and disturbance to the amenity of local residents.
- United Utilities have been consulted and raise no objection to the proposed

development. It is advised the applicant consider their drainage plans in accordance with the drainage hierarchy. The advisory note would be included as an informative to the applicant.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings -

Location plan 23/1304/100
Existing site plan 23/1304/101
Proposed site layout 23/1304/201D
Proposed floor plans 23/1304/202A
Proposed elevations 23/1304/203A
Proposed street scenes 23/1304/204A
Sketch design section 23/1304/205
Vehicle tracking 23/1304/206
Landscape proposal 1096-01
Tree protection plan and Arboricultural Method Statement
Lighting Statement 23/1304/304

Places for Everyone Statement 23/1304/305A

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

3. No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:
With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

I. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.

II. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

4. No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

In accordance with the findings of site characterisation and risk assessment as previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:

- I. Remedial Options Appraisal.
- II. Remediation Strategy.
- III. Verification Plan.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

5. The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:

Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

6. The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include

information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

7. Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

8. Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

9. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required

construction of the development and as a result of any statutory undertakers connections.

2. Access point for construction traffic from the adopted highway and all associated temporary works to facilitate vehicular access to the site.
3. Proposed site hoardings (if proposed) clear of the adopted highway.
4. Hours of operation and number of vehicle movements.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access.
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this.
7. Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this.
8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved 'Plan' shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the works.

The areas identified shall not be used for any other purpose other than the parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to UDP Policy EN1/2 and PfE Policy JP-C8.

10. The development hereby approved shall not be first occupied unless and until the access improvements, parking facilities and bin storage arrangements indicated on the approved plans have been implemented.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP policy HT2/4 and PfE policy JP-C8.

11. The turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to PfE Policies JP-C5 and JP-C8.

12. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

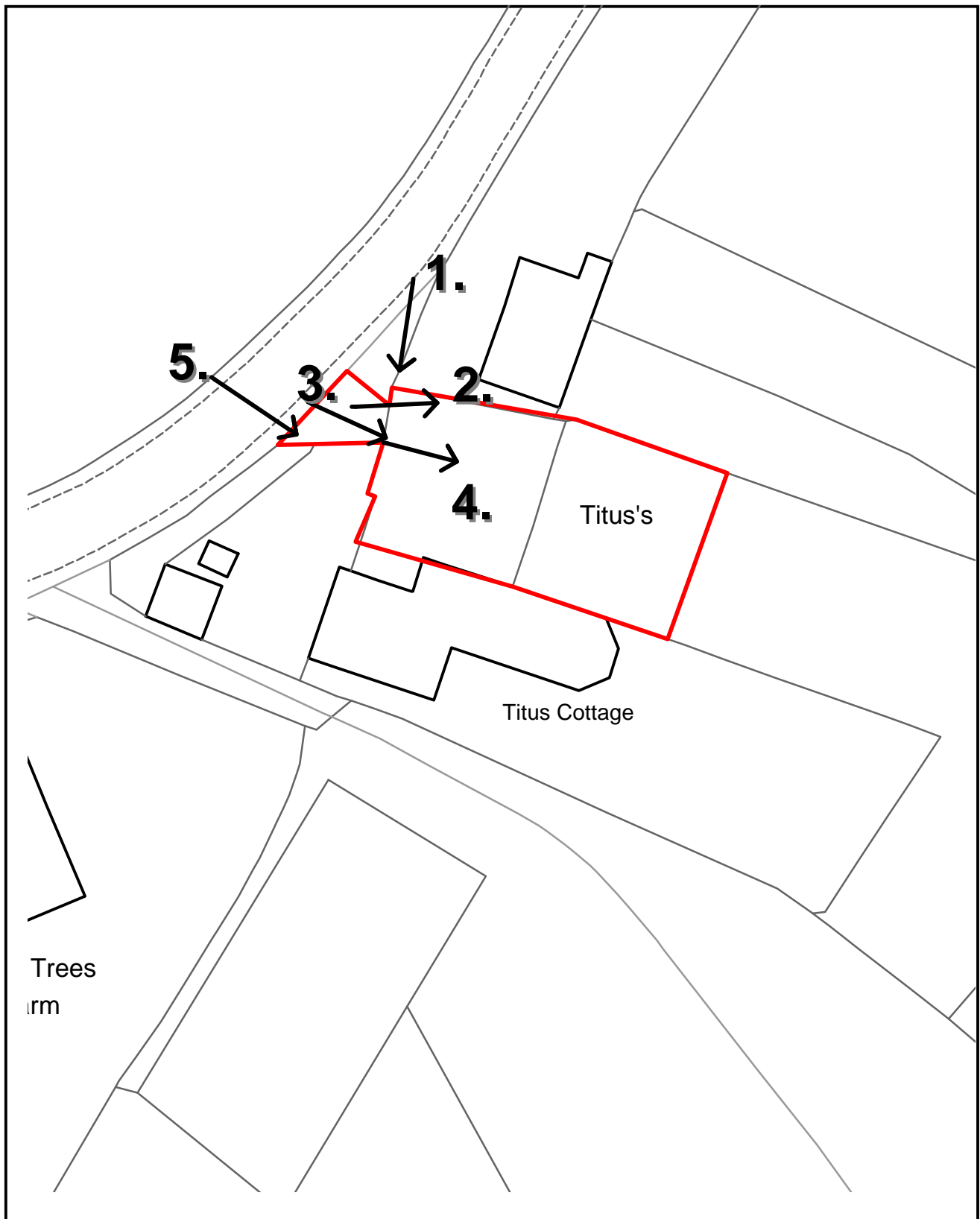
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 - Features of Ecological Value, JP-G8 - A Net

Enhancement of Biodiversity and Geodiversity and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

13. Prior to occupation, the development hereby approved shall be carried out in accordance with the landscaping proposals details and provide two swift boxes as indicated on the approved site plan and one bird box to be installed on a north/east facing mature tree which shall thereafter be maintained.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
14. The development hereby approved shall be built to the adaptable and accessible standards in Part M4(2) of Building Regulations.
Reason. To ensure the residential dwelling hereby approved provides high quality and flexible internal layouts to meet the changing needs of residents in accordance with the PfE Joint Development Plan Document Policy JP-H3: Type, Size and Design of New Housing and the National Planning Policy Framework.
15. Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design
16. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 and Class a of Part 2 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

71506 - Viewpoints



ADDRESS: Land to north of Titus Cottage,
57 Bradley Fold Road, Radcliffe,
Bolton, BL2 5QR

Planning, Environmental and Regulatory Services

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Bury
Council

71506

Photo 1



Photo 2



71506

Item 3



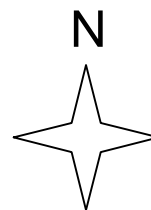
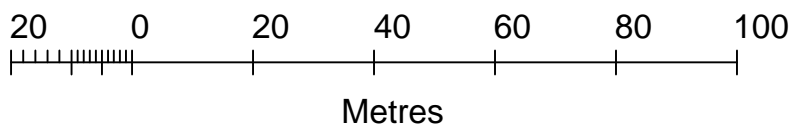
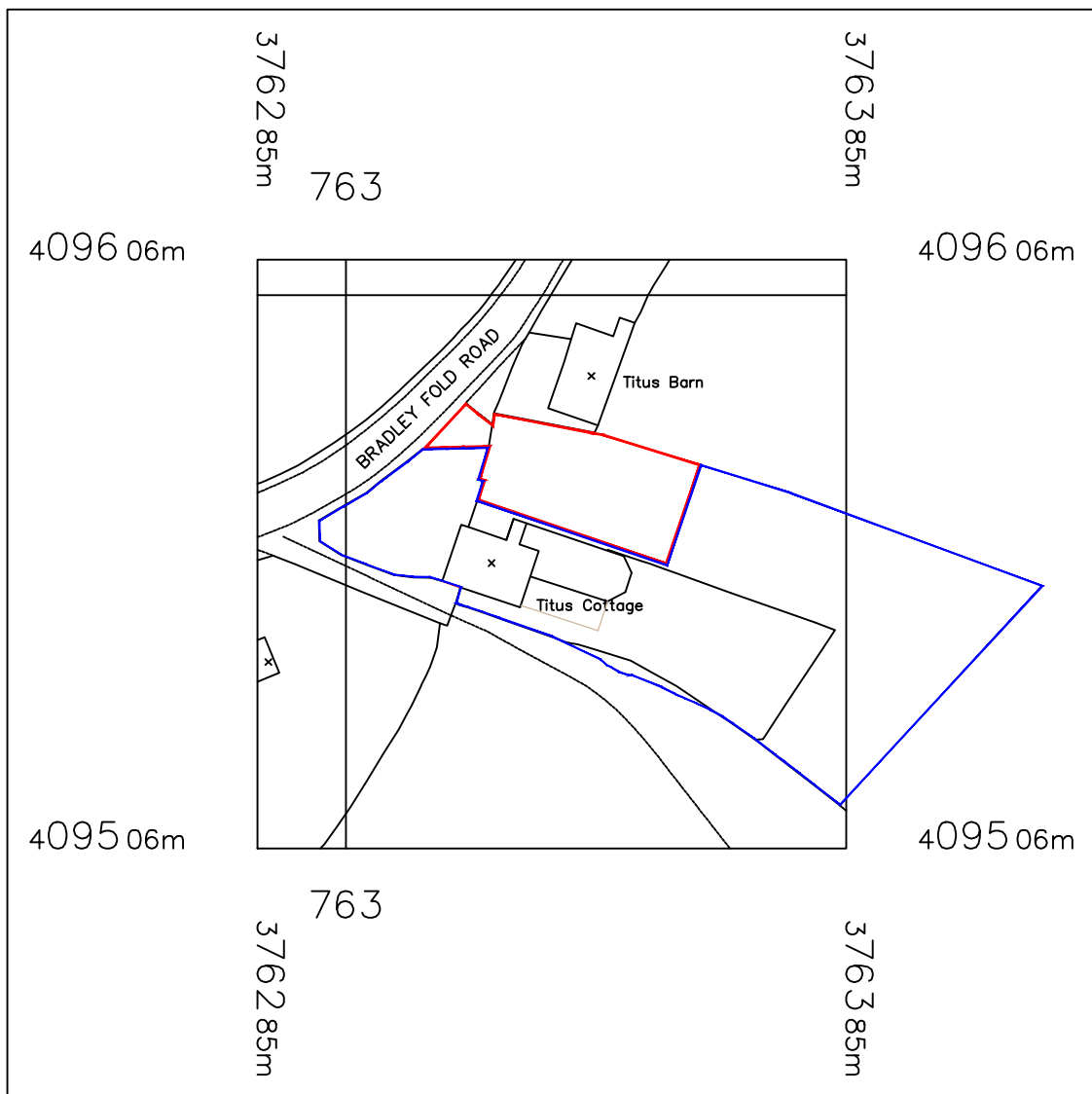
Photo 4



71506

Photo 5





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Title: PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE,
 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~

Dwg. No. 23/1304/100 – LOCATION PLAN

Client: Mr HALLIWELL

Date: 31.10.2023

Scale: A4@1:1250

Drawn by: JPE

JPE CONSULTANCY LIMITED
ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF
 Telephone 07875 627 988 jim@jpeconsultancy.co.uk



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Amendments
Title
ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~

Client
MR C. HALLIWELL

Dwg. No.
23/1304/101 - EXISTING SITE PLAN

Date	Plot Scale	Drawn by	Status
31.10.2023	A1@1:200	JPE	PLANNING

JPE CONSULTANCY LIMITED
ARCHITECTURAL DESIGN & PLANNING
9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF
Telephone 07875 627 988 jim@jpeconsultancy.co.uk

ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLE USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH~

DRAINAGE PROPOSALS:

Foul water
Direct all foul drainage to a new Packaged Sewage Treatment Plant with treated discharge to then outfall into the underlying sands via a land drainage network.

Surface water
Surface water drainage strategy is to collect the runoff from the roof of the new dwelling and outfall into a geocellular infiltration tank located in the rear garden that will enable the water to infiltrate to the underlying sands.

Waterbutts to be installed to the rear downpipes to collect rainwater runoff from the roof areas.

Permeable surface to drive areas to attenuate and filter surface water flows.

Permeable tarmac surfacing between drive and back of public footpath ("UltiDrive Porous" by Tarmac Ltd or similar with 10mm surface course and 20mm binder course on stone sub base).

KEY TO EXISTING & PROPOSED LEVELS:

FFL = 152.30m

⊕TBM
TC02
=153.196m

Proposed finished ground floor level.

Levels relate to survey station TC02 located to footpath on Bradley Fold Road
Temporary Bench Mark - TBM TC02 = 153.196m.
Easting = 376322.742, Northing = 409584.791

BIODIVERSITY ENHANCEMENT STRATEGY:

● ECO BN

One standard bird nest box which could support common garden and farmland bird species (e.g. 1B Schwegler nest box) to be installed at a retained mature tree within the site. An ecologist will advise on the siting of the bird box whilst on site. RSPB advice states that boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest. The box should be at least 4 metres from ground level.

● ECO SB

One swift boxes which support swifts and other red-listed bird species to be erected high on the gable end (e.g. 1A Schwegler swift box).

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KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Rear garden to dwelling to have an area of amenity grass, and a terrace. Perimeter paths & terrace to be Indian stone paving slabs.

Dwelling to have two parking spaces. Drives and parking areas to be surfaced with permeable resin bound gravel.

Bin storage area to be enclosed within close boarded timber screen fence - 1.6metres high (separate containers for general waste, plastic bottles, glass & paper, & garden waste).



Dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of dwelling directly adjacent to the parking spaces. The specification for the EVCPs are to be; Rolek Wallpod:EV Type 2 Mode 3 charging socket (charge point to have a min. power rating output of 7kW & be fitted with a universal socket that can charge all types of electric vehicles currently available).



Electric Vehicle
Charging Point

Dwelling to be provided with a cycle store (capable of accommodating two cycles). To be metal storage unit for 2 bikes (colour - grey) by Asgard or similar & approved, galvanised steel, 3-point locking system, unit to be securely bolted to the ground. Width: 90cm, depth: 190cm, height: 120cm.



Cycle
Store

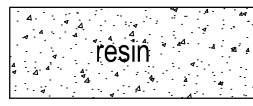
KEY TO EXTERNAL SURFACES



Proposed lawn area. Rolawn Medallion
Turf or similar and approved.



Proposed ornamental shrub planting.
(see planting schedule for details).



Proposed permeable resin-bound
gravel (silver/grey).



Perimeter paths & external terrace
to be Indian stone paving slabs.



Proposed single species
ornamental hedge planting.



Proposed native hedge planting.

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A 05.12.24	JPE	Final landscaping details shown to plan.
B 05.12.24	JPE	Area of permeable tarmac shown between drive & public footpath. Number of roof lights shown to roof plan reduced from 12 to 8 roof lights.
C 31.03.25	JPE	Position of existing trees corrected (Tree Group TG1 is outside the application site beyond the south east boundary).
D 03.04.25	JPE	Labels updated to site plan.

Amendments

Title

ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~

Client

MR C. HALLIWELL

Dwg. No.

23/1304/201D - PROPOSED SITE LAYOUT

Date

30.08.2024

Plot Scale

A1@1:200

Drawn by

JPE

Status

PLANNING

JPE CONSULTANCY LIMITED

ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Slatybridge, Cheshire, SK15 2SF

Telephone 07875 627 988 jim@jpeconsultancy.co.uk

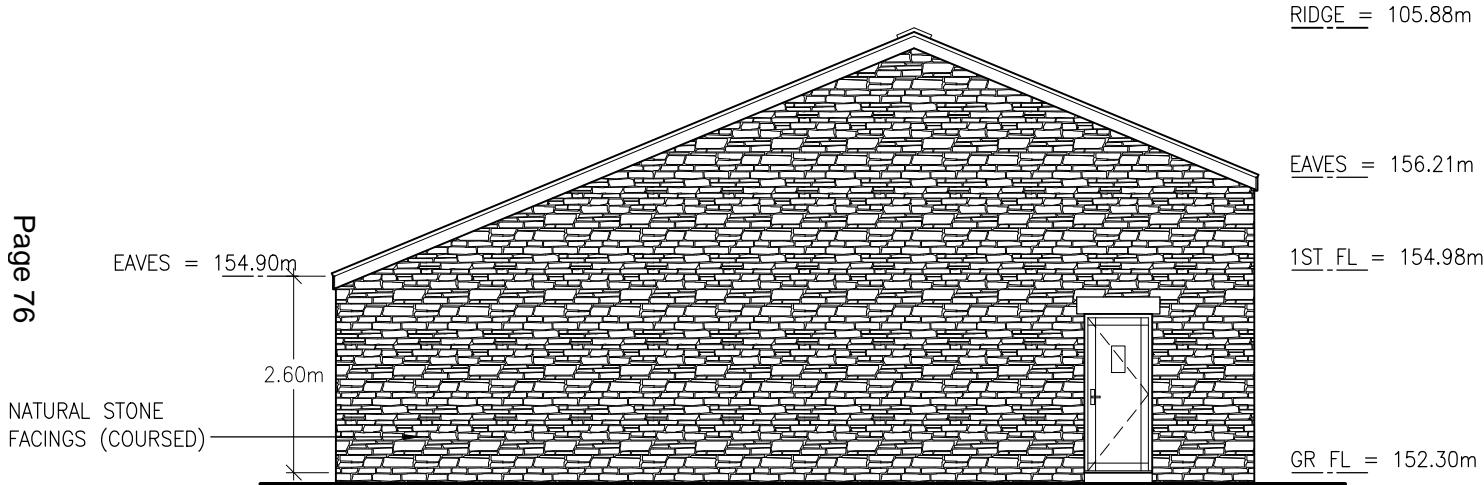
ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLE USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH~



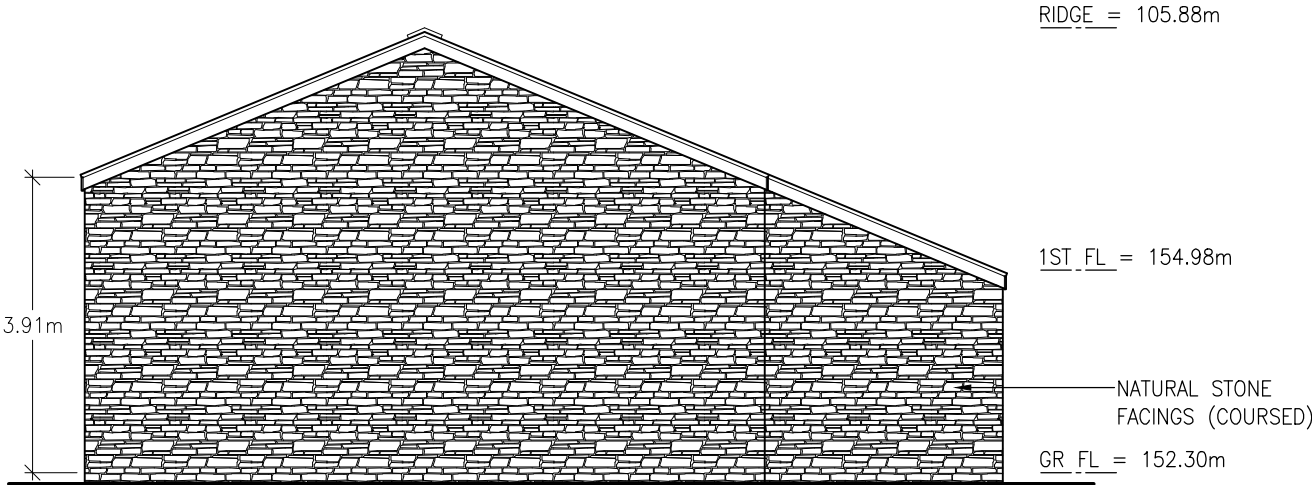
PROPOSED FRONT/WEST ELEVATION (1:100)



PROPOSED REAR/EAST ELEVATION (1:100)



PROPOSED SIDE/NORTH ELEVATION (1:100)

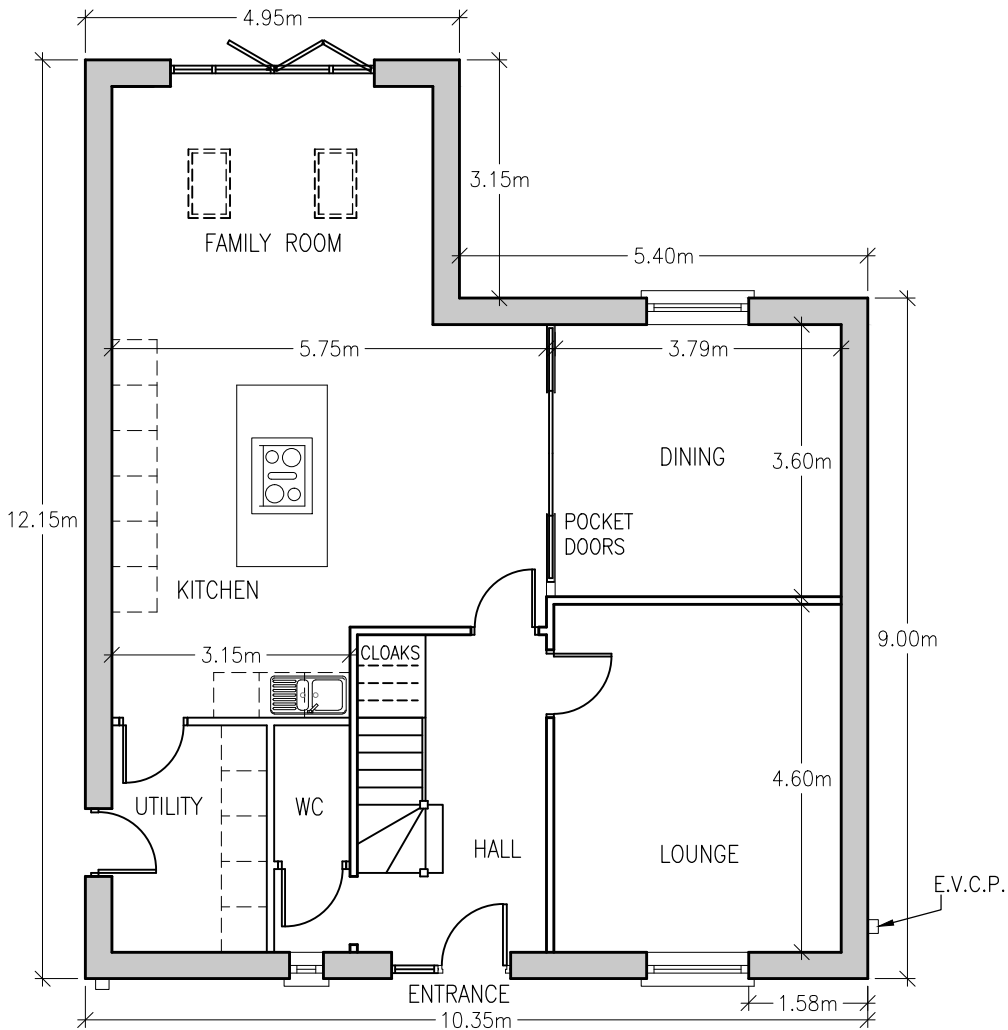


PROPOSED SIDE/SOUTH ELEVATION (1:100)

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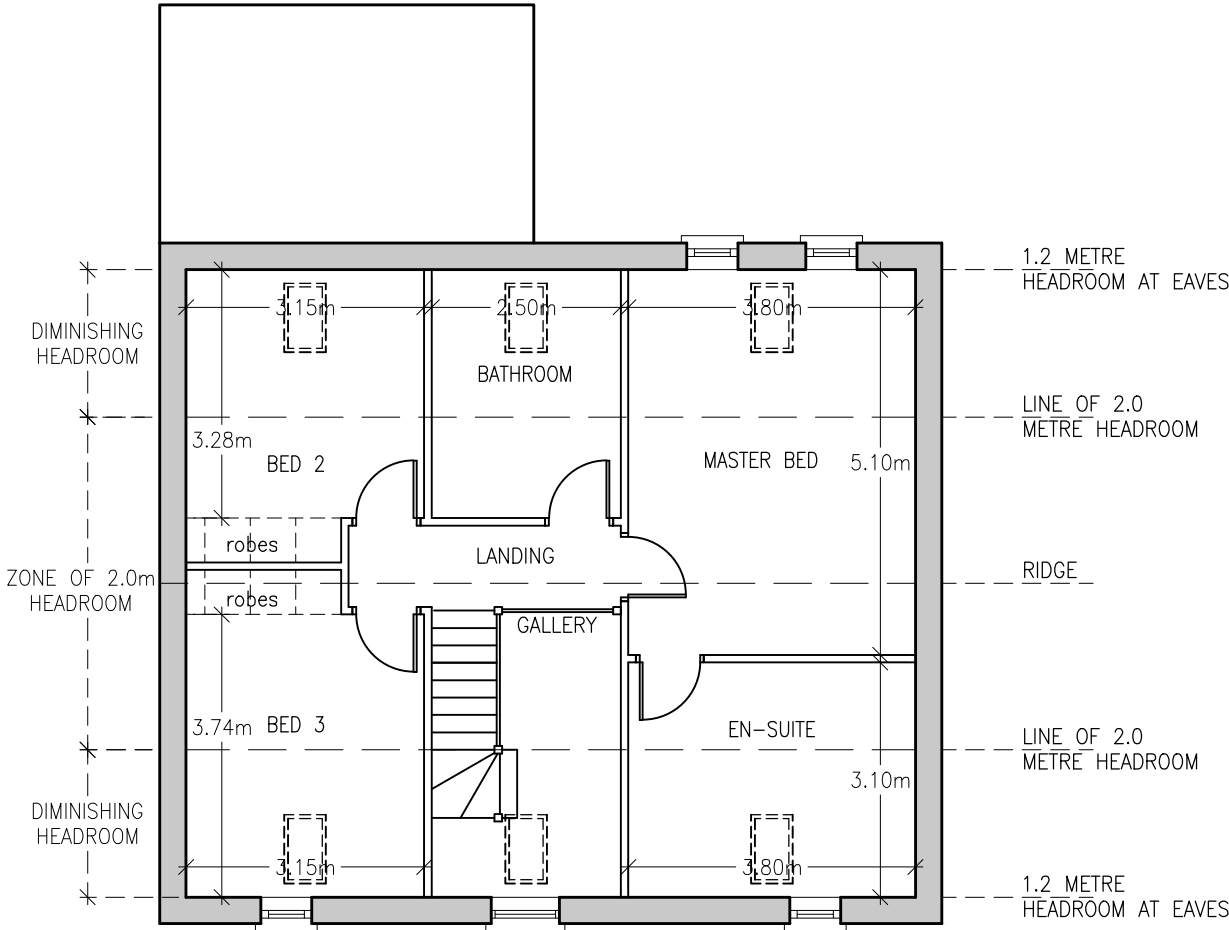
Notes	Notes	Amendments	Project								
		A 27.02.25 JPE AMENDMENTS MADE TO FRONT AND REAR ELEVATIONS AT REQUEST OF LPA WITH NUMBER OF WINDOWS REDUCED (2 WINDOWS REMOVED TO FRONT ELEVATION), WIDTH OF LANDING WINDOW AND REAR DINING ROOM WINDOW & BI-FOLD DOORS REDUCED, AND 4 ROOF LIGHTS REMOVED. WIDTH OF ALL ROOF LIGHTS REDUCED (78cm to 55cm WIDTH).	Title ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~ Client MR C. HALLIWELL Dwg. No. 23/1304/203A – PROPOSED ELEVATIONS <table><tr><th>Date</th><th>Plot Scale</th><th>Drawn by</th><th>Status</th></tr><tr><td>30.08.2024</td><td>A3@1:100</td><td>JPE</td><td>PLANNING</td></tr></table> JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire. SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk	Date	Plot Scale	Drawn by	Status	30.08.2024	A3@1:100	JPE	PLANNING
Date	Plot Scale	Drawn by	Status								
30.08.2024	A3@1:100	JPE	PLANNING								

ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLE USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH~



PROPOSED GROUND FLOOR PLAN (1:100)

Dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of the dwelling directly adjacent to the parking spaces. The specification for the EVCP's are to be; Rolek Wallpod:EV Type 2 Mode 3 charging socket (units with charging spec of 7.2kW to be installed).



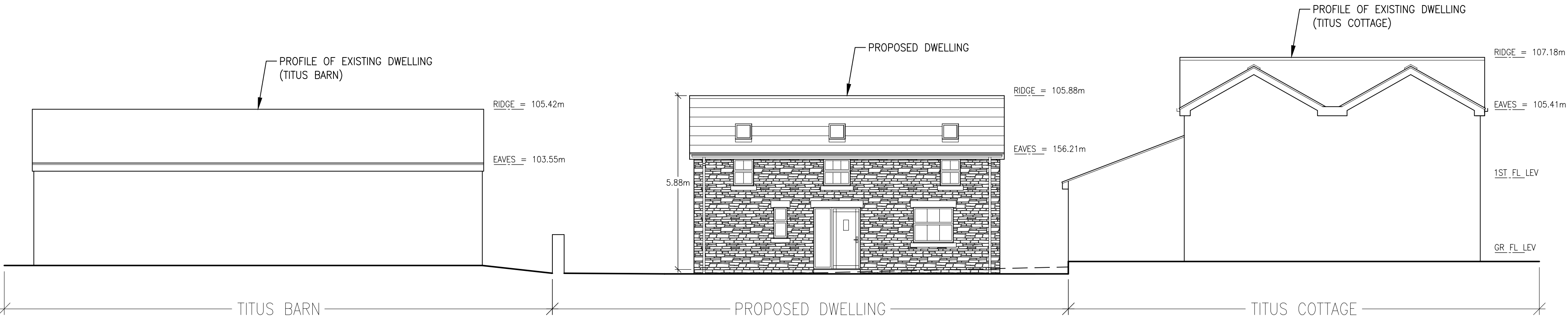
PROPOSED FIRST FLOOR PLAN (1:100)

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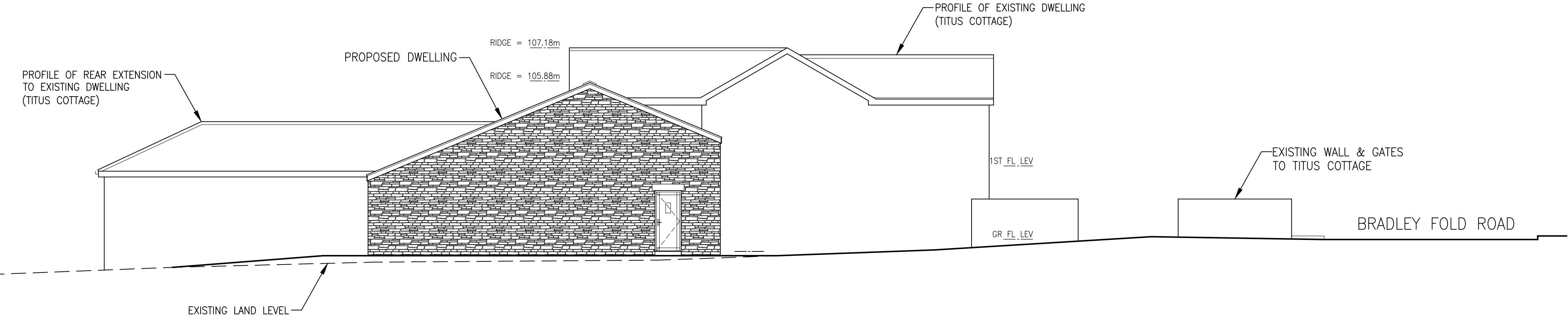
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		A	27.02.25	JPE	AMENDMENTS MADE TO FRONT AND REAR ELEVATIONS AT REQUEST OF LPA WITH NUMBER OF WINDOWS REDUCED (2 WINDOWS REMOVED TO FRONT ELEVATION), WIDTH OF LANDING WINDOW AND REAR DINING ROOM WINDOW & BI-FOLD DOORS REDUCED, AND 4 ROOF LIGHTS REMOVED. WIDTH OF ALL ROOF LIGHTS REDUCED (78cm to 55cm WIDTH).	<div>Title<div>ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~</div></div>				
							<div>Client<div>MR C. HALLIWELL</div></div>			
							<div>Dwg. No.<div>23/1304/202A – PROPOSED FLOOR PLANS</div></div>			
		Date <div>31.10.2023</div>		Plot Scale <div>A3@1:100</div>		Drawn by <div>JPE</div>		Status <div>PLANNING</div>		
		<div>JPE CONSULTANCY LIMITED</div> <div>ARCHITECTURAL DESIGN & PLANNING</div> <div>9 Woodend Drive, Stalybridge, Cheshire. SK15 2SF</div> <div>Telephone 07875 627 988 jim@jpeconsultancy.co.uk</div>								



			Amendments			Project			
						Title			
						ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~			
						Client			
						MR C. HALLIWELL			
						Dwg. No.			
						23/1304/206 – VEHICLE TRACKING			
						Date	Plot Scale	Drawn by	Status
						30.08.2024	A2@1:200	JPE	PLANNING



PROPOSED STREET SCENE A~A
1:100 SCALE



PROPOSED STREET SCENE B~B
1:100 SCALE

Notes:	Notes:	Notes:	Amendments:	Project:
			A 31.03.25JPE	Title ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~
				Client MR C. HALLIWELL
				Dwg. No. 23/1304/204A – PROPOSED STREET SCENES
				Date 30.08.2024
				Plot Scale A2@1:100
				Drawn by JPE
				Status PLANNING

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Ward: Bury East - Redvales

Item 05

Applicant: Edward Clifford

Location: 52 Manchester Road, Bury, BL9 0SX

Proposal: Change of use from dwelling (Class C3) to 8 bed, 8 person, house in multiple occupation (HMO) (Sui Generis) with loft conversion including rear dormers and front velux rooflight

Application Ref: 71638/Full

Target Date: 21/04/2025

Recommendation: Approve with Conditions

Description

The application relates to a mid-terrace property on Manchester Road located opposite Whitehead Gardens, Knowsley Street/ Manchester Road, Bury. The application site is located within the terraced properties located between Maudsley Street and Horton Street.

The proposal is to change the use of the property from a single 3 bedroom dwellinghouse (Use Class C3) to an 8 bedroom House in Multiple Occupation (HMO) (Sui Generis use).

The proposed 8 bedrooms would be located on each floor of the property as follows:

Ground floor - 2 no. bedroom with en suites and a communal kitchen-diner

First floor - 4 no. bedrooms with en suites .

Second floor - 2 no. bedrooms with en suites.

The smallest bedroom would be 10.2sqm plus a 3sqm ensuite, with the largest bedrooms being on the ground floor measuring 15.5sqm and 14.5sqm respectively. Secure covered cycle storage would be included within the existing rear yard area. The rear yard area would also accommodate bin storage. The existing rear yard area already has a large enough opening to accommodate 1100 litre bins.

The external alterations to the property include one rooflight on the front roof slope and two flat roof dormers are proposed to the rear. The proposals initially sought one large flat roof dormer but the plans have been amended to provide two smaller flat roof dormer additions, to ensure the dormer(s) are both set up from the eaves and down from the roof ridge, in the interests of securing well-designed development so that the dormer did not consume the existing rear roof slope.

Relevant Planning History

None to report.

Publicity

23 neighbours have been notified by letter. 13 representations have been received objecting to the proposal for the following reasons:

- Increased noise levels and disturbances - increased number of occupants and from foot and vehicular traffic would adversely affect residential amenity and quality of life

- Impact on "stretched" public services
- Insufficient on-street parking facilities available in the vicinity
- Concerned an additional HMO to the one at no. 46 will cause parking chaos to the rear and sides of the site
- This row of properties has housed families for many generations, the character of this area is being eroded by the allowance of HMOs.
- Disproportionate amount of HMO's in the immediate locality, affecting the amenity of existing residents due to an increase in Anti-Social Behaviour in the locality occurring and eroding the family-oriented character of the neighbourhood, leading to transient tenancies, less community cohesion, and more noise disturbances. The proposal would add to this issue that is harming the amenity of existing residents and detracting from this area.
- Asserting another facility could cause additional strain on the local community and its resources.
- Asserting the current infrastructure around the area cannot sustain the increase in traffic volume or parking spaces for residents currently and asserting an increase of potentially 8 spaces is not sustainable.
- Advising waste collection is already problematic in the locality, and asserting increased residents will exacerbate the problem.

Those who have made representations have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - Raises objections due to the lack of parking available in the vicinity.

Waste Management - No comments or observations received.

Housing - Public Protection - Recommends soundproofing to the boundary wall and advises the applicant of the need to apply for a HMO licence.

Adult Care Services - No comments or observations received.

Greater Manchester Police - design for security - Recommends that the development should be designed to minimise its vulnerability to crime.

Pre-start Conditions - Not applicable

Development Plan and Policies

Area	Bridge Road/Buckley Wells
BY2	
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN2/3	Listed Buildings
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
EN7/2	Noise Pollution
JP-C1	Our Integrated Network
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling

JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle of Development

The property is currently a dwellinghouse (Use Class C3) which would have a 'permitted development fallback' to form a 6 person HMO, under current regulations. The permitted development position indicates that the principle of a conversion to a HMO is acceptable.

The conversion of houses to HMO's can often make an important contribution to local housing stock. However, it is recognised that such conversions can put pressures on the amount of accommodation provided, put demands on parking and have an adverse effect on residential amenity and the character of an area.

The main issues with this proposal are what impact the clear intensification of the residential use of the premises would have in planning terms and in relation to the suitability of the site and location, impacts on amenity, nature of the local environment, surrounding land uses and highway issues.

UDP Policy H2/4 - 'Conversions' specifically has regard to effects on amenity of neighbouring properties, general character of the area, amenity of occupants, effects from external changes on the street scene and car parking and servicing requirements.

UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

UDP Policy H2/4 - 'Conversions' specifically has regard to effects on amenity of neighbouring properties, general character of the area, amenity of occupants, effects from external changes on the street scene and car parking and servicing requirements.

PfE Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

Paragraph 63 of the NPPF confirms that "size, type and tenure of housing needed for

different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes" however no direct reference is made to HMOs or buildings of multiple occupation.

For clarification, a house in multiple occupation is a form of housing tenure, where occupants live together forming more than one household (i.e. where facilities such as kitchen, bathroom or bathrooms can be shared with other tenants).

The conversion of properties to multiple occupation can often make an important contribution to local housing stock. However, it is recognised that such conversions can put pressures on buildings, sites and areas depending upon the amount of accommodation to be provided, demands created from parking etc and thus have an adverse effect on residential amenity and the character of an area.

The main issues with this proposal are what impact the clear intensification of the residential use of the premises would have in planning terms and in relation to the suitability of the site and location, impacts on amenity, nature of the local environment, surrounding land uses and highway issues.

Character of the Area and concentration of flats and HMOs

Whilst there is no specific policy in relation to HMOs within the UDP, Policy H2/4 - Conversions takes into consideration the concentration of building conversions for multiple occupation and the impact this can have to the character of an area. The justification for this policy makes it clear that it is necessary to ensure that dwelling standards are maintained and to ensure that, generally, an over provision of building conversions does not adversely affect the need to maintain a good mix of housing types or adversely affects the character and amenity of residential areas.

Officers have obtained information from the Council's HMO Officer as to where existing licensed HMOs are located in relation to the existing application site. With the exception of the property forming the northern end of the terrace, 48 Manchester Road which is in use as a 5 bedroom HMO, there are no other HMOs in close proximity to the application site. It is therefore considered that this proposal would not cause an over concentration of HMO or flat/ apartment development in this location and thus the proposal is considered to accord with the relevant criteria within UDP Policy H2/4.

Impact on the setting of Listed Buildings

The Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the Act states that in considering whether to grant planning permission for development that affects a listed building or its setting, (my underlining) the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application forms part of the red brick terraces on Manchester Road and Knowsley Street that enclose the majority of Whitehead Gardens in which a Grade II listed clock tower and Grade II listed war memorial sit at either end of Whitehead Gardens. The uniformity of the terraces which surround the memorial gardens contribute greatly to the setting of the listed buildings.

The proposals initially sought to remove the traditional red brick chimney stack from the roof of this property to facilitate the dormer extension proposed at the rear. Such proposals would have caused harm to the uniformity of the terraces on this part of Manchester Road,

which is clearly seen from Knowsley Street, Whitehead Gardens and from the opposite side of Manchester Road to the application site and would have detracted from the setting in which the listed buildings are experienced. Therefore, during the course of this application Officers have secured the retention of the brick chimney stack that also forms part of the shared chimney stack to the neighbouring property, no. 50 Manchester Road.

The proposed single rooflight to the front roof slope is considered to cause less than substantial harm to the setting of the listed buildings within Whitehead Gardens opposite the site. The public benefit of providing additional housing accommodation would outweigh the low level of harm that would be caused by the insertion of a rooflight, particularly as another property within the terrace row already has both rooflights and solar panels on the front roof slope.

To conclude this section, the proposal accords with the requirements of the NPPF and the Act.

Residential Amenity

UDP Policy H2/4 requires applications for conversion to have regard to the effect on the amenity of the neighbouring properties through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.

Neighbouring Properties

The existing property fronts onto a very busy road and has residential properties on either side, to the rear and across the road to the front. One of the adjoining residential properties, no. 50 Manchester Road, already adjoins a 5 bedroom HMO.

Houses in Multiple Occupation tend to operate as a normal house, however, due to this proposal seeking 8 single occupants, the use of the property, over and above the former occupancy of the dwelling (3 bed) would intensify the use of the property demonstrably and thus, given it is to be sited adjacent to residential properties, it is recommended that a condition securing the imposition of soundproofing to the party walls be secured by planning condition.

Subject to the recommended condition, the proposed internal arrangement is unlikely to generate additional noise, disturbance and activity to cause serious harm to neighbour amenity.

In respect of the amenity of neighbouring properties the proposal is therefore considered to be acceptable and thus complies with UDP Policy and guidance relating to HMO's.

The amenity of future occupants

The application has been amended to provide a greater level of communal space in the property in the form of an enlarged kitchen area, lounge and dining areas and to provide a study/ working from home area. The amended kitchen and communal areas satisfies HMO licensing standards and each bedroom includes their own bathroom facilities. All bedrooms would also accord with the National Space Standards. Overall the internal layout of the development is considered to provide satisfactory living accommodation for future occupiers of the site.

Externally, there would be little change to the existing arrangements and facilities. Secure covered bike storage would be located within the former garage. Suitable bin storage provision would be located to the rear of the yard area. There would be sufficient space left for drying clothes and incidental recreation/sitting out areas.

The proposed layout, with 8 bedrooms, and amended elevations would provide good

internal communal space and bedroom space which will result in well-designed living accommodation for future occupiers and would also provide sufficient space within the rear yard area to provide sufficient bin and covered and secure cycle storage and a small amenity area. The proposal is therefore considered to accord with the requirements set out in UDP Policy H2/4 - Conversions and H2/1 - The Form of New Residential Development.

Visual Amenity and Streetscape

The application site is located on a main thoroughfare, the A56 Manchester Road.

Amended plans, received on the 07 April 2025 clarifying the chimney stack is to be retained and the proposed rear dormer has been amended to create two smaller flat roof dormers that are both set up from the eaves, down from the main roof ridge and set away from the chimney stack. These amendments provide a more subordinate roof extension which would not overly dominate the roof.

As a result of the amendments received, there would be no significant impact on the character and appearance of the building or streetscapes at both the front and rear of the dwelling. The property would still appear as a 2 storey residential brick terraced property. The necessary level of refuse storage bins would be accommodated within the rear yard area so should not cause particular concern. The rear yard gate that is accessible from the highway at the rear of the property is sufficiently wide enough to enable 1100 litre bins to be wheeled in and out of the site to ensure bins do not cause harm to the visual amenity to the street scene.

In terms of visual amenity, the proposal is considered to be acceptable and complies with UDP Policy and guidance in relation to HMOs. The external alterations proposed, as amended, are therefore acceptable and accord with Policy H2/1 - 'The Form of New Residential Development' of the Bury Unitary Development Plan and Section 12 (Securing well-designed development) of the National Planning Policy Framework.

Highway Safety and Servicing

There are no specific car parking standards for HMO's in SPD11: 'Parking Standards in Bury'. SPD 13: 'The Conversion of Buildings to Houses in Multiple Occupation' gives some general advice. It states that parking and road safety issues will be important considerations when assessing a planning application and any proposal that is considered to have a detrimental impact on highway safety or harm to amenity will not be permitted.

HMO's are best located in sustainable areas well served by public transport and close to amenities, services and facilities, which can reduce the demand of parking. In this regard, the application site is in a highly accessible area on a main road and bus route in Bury Town Centre. The site is also within walking distance of the Bus and Tram Stations within Bury Town Centre and the shops and services occupants would require for their day-to-day living requirements. The site is therefore suitably located for development such as this.

The public car park off Belle Vue terrace, is positioned approximately 100m to the north of the application site. Any future occupants would need to pay for a Council parking permit to park on this public car park.

The application proposes a single car parking space. The Council's Highways department has raised objections due to the increase in the number of residents over and above the existing 3 bedroom dwelling, and the lack of available parking provision, firstly on site and on the adjacent highways, especially due to the waiting restrictions on the very busy Manchester Road to the front of the application site, and on the back street that, as well as the number of accesses, limits the availability of space on-street causes them to object on

the grounds of highway safety.

Whilst the concerns of the Local Highway Authority are noted, the permitted development fallback position of this house which enables it to be turned into a 6 -bedroom HMO without needing planning permission is a material consideration which must be taken into account in the assessment of this application. Two additional occupants, over and above the Permitted Development allowance would not cause demonstrable harm to highway safety to justify refusal of this application. The proposal is therefore acceptable in this regard.

Servicing

In terms of servicing the site, the Council's Waste Management Service has indicated that the level of occupancy would necessitate the need to provide 4 x 1100 litre refuse bins; 2 to be used for general rubbish and 2 to be used for the paper and plastic recycling service offered by the Council. The applicant has demonstrated that this level of refuse storage provision can be accommodated within the rear yard area. A planning condition requiring the necessary refuse storage provision to be provided is therefore recommended.

The concerns of residents relating to the Council's Refuse Collection vehicle struggling to access the back street are noted, however, the Council's Waste Management team has not provided any comments or observations on this application, thereby indicating they have no objections to this application.

Subject to the recommended planning condition and taking the fallback position into account, the proposal would accord with UDP policies H2/4, HT2/4 and SPD13 with regard to HMO development.

Fallback Position

Under 'Permitted Development' dwellinghouses can change to a 6-bed HMO without needing planning permission. The critical issue is whether the two additional bedrooms would make a significantly material and detrimental impact on residential amenity and highway safety. In view of the above it is considered that the development would not cause demonstrable harm to either residential amenity or highway safety for the reasons outlined above.

Response to objections

Many of the points raised have been responded to within the main report. In relation to the character of the character and building, the building is in a good state of repair and presents itself appropriately to the street. In respect of the issues relating to lack of off-street parking provision, this has been explained within the Highway Safety and Servicing section of this report. In terms of the type of persons who would potentially occupy the building, this is not a planning consideration.

Conclusion

The property has permitted development rights to convert from a dwellinghouse to a 6 person HMO without planning permission. This is therefore the permitted fallback position and has been taken into account in assessing the appropriateness of the proposal.

The addition of two more occupants at the property would not result in conditions that would be demonstrably worse than the fallback position allowed under Permitted Development regulations given the sites location in close proximity of Bury Town Centre on a main transport route.

The proposed external changes, and which have been secured, will ensure the proposal will not demonstrably harm the setting of the listed buildings within Whitehead Gardens. The proposals will also ensure that future occupants have a satisfactory level of amenity. The

number of residents is also unlikely to cause amenity issues to the neighbouring properties on either side of the application site or those neighbours existing on streets to the rear. It has also been concluded that subject to its highly accessible location the proposal would not result in conditions detrimental to highway safety.

Taking account all of the above and subject to the recommended planning conditions, it is recommended the application be approved.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

Drawing no. 52MR/199/BR: Location Plan; Existing Site Plan
Drawing no. 52MR/203/BR Rev. C1: Proposed Floor Plan Layouts
Drawing no. 52MR/204/BR Rev. C1: Proposed Section and Elevations
Drawing no. 52MR/200/BR: Proposed Site Plan

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

3. The sound insulation of the party walls shall be improved in accordance with Building Regulations Approved Document E (or similar method), the details of which shall be submitted to and approved by the Local Planning Authority and implemented to and approved in writing by the Local Planning Authority prior to the use commencing.

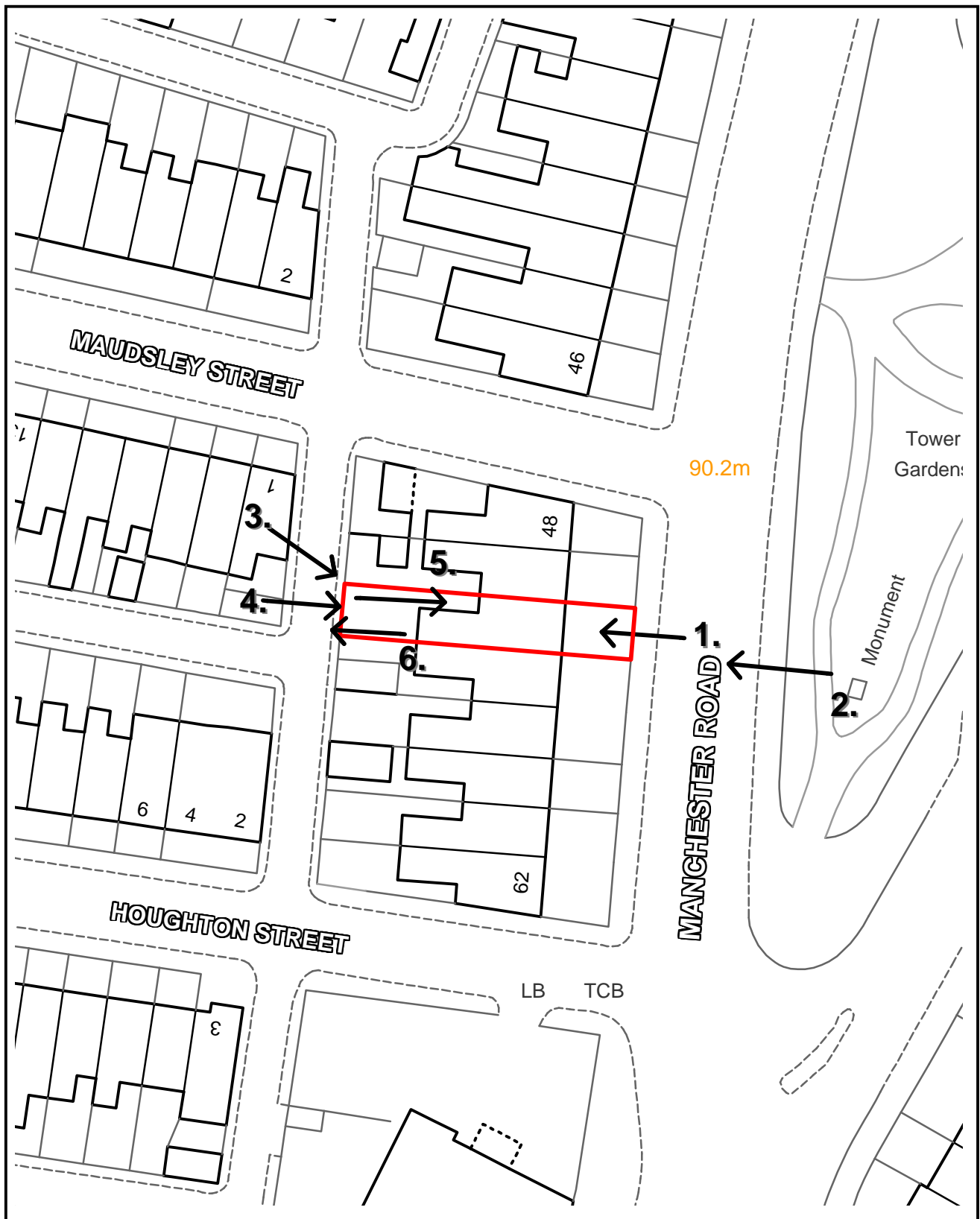
Reason: To reduce nuisance from noise to the occupiers of the adjoining dwelling pursuant to the Policy EN7/2 Noise Pollution of Bury Unitary Development Plan and the National Planning Policy Framework.

4. The refuse storage facilities indicated on the approved plans reference 52MR/200/BR shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.

Reason. In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and pursuant to Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Development Plan.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

71638 - Viewpoints



ADDRESS: 52 Manchester Road, Bury, BL9
OSX



Bury
Council

Planning, Environmental and Regulatory Services

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71638

Photo 1



Photo 2



71638

Photo 3



Photo 4



71638

Photo 5

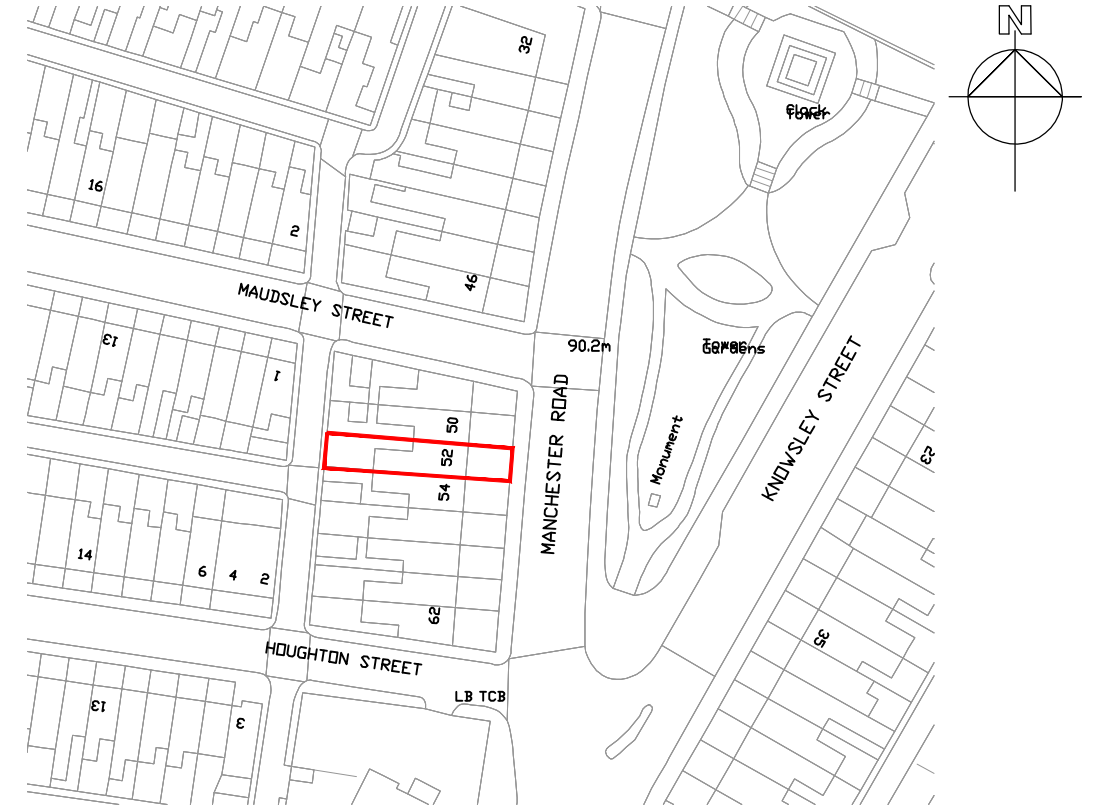
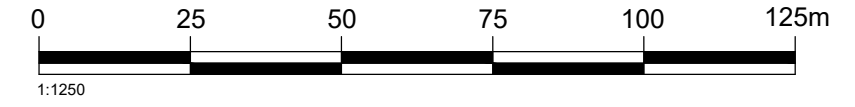
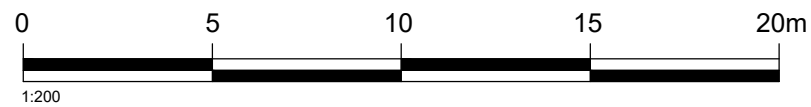


Photo 6





EXISTING SITE PLAN
1:200@A3

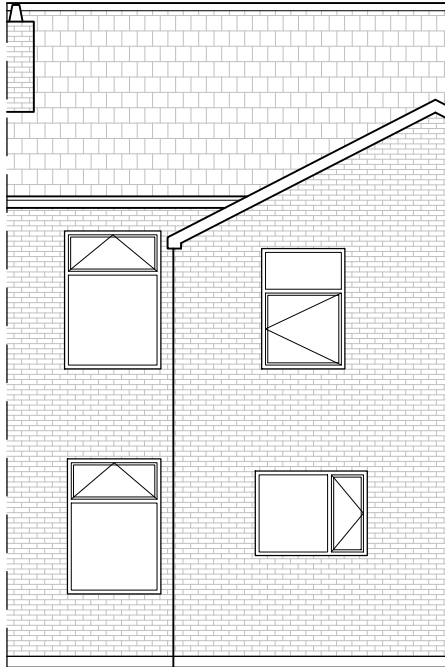


SITE LOCATION PLAN (164sqm)
1:1250@A3

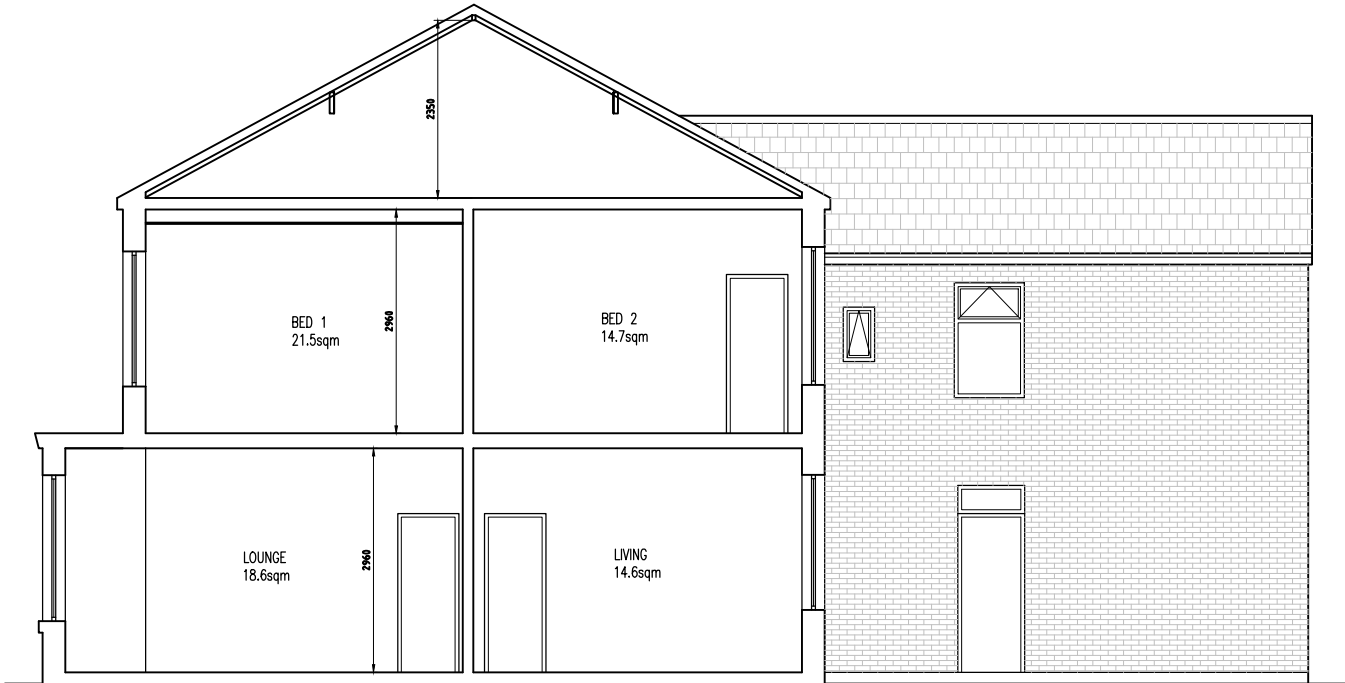
Rev	Amendments	Date	Ints
			
Project			
52 MANCHESTER ROAD, BURY, BL9 0SX			
Drawing Title			
SITE LOCATION PLAN EXISTING SITE PLAN			
Drawn MG		Checked -	
Date FEB 2025		Scale@A3 1 : 100	
Drawing No.		Rev.	
52MR/199/BR			



EXISTING FRONT ELEVATION
1:100 @ A3



EXISTING REAR ELEVATION
1:100 @ A3



EXISTING SECTION
1:100 @ A3



C1	Chimneys identified on elevations	07.04.25	MG
Rev	Amendments	Date	Ints



Project

52 MANCHESTER ROAD,
BURY, BL9 0SX

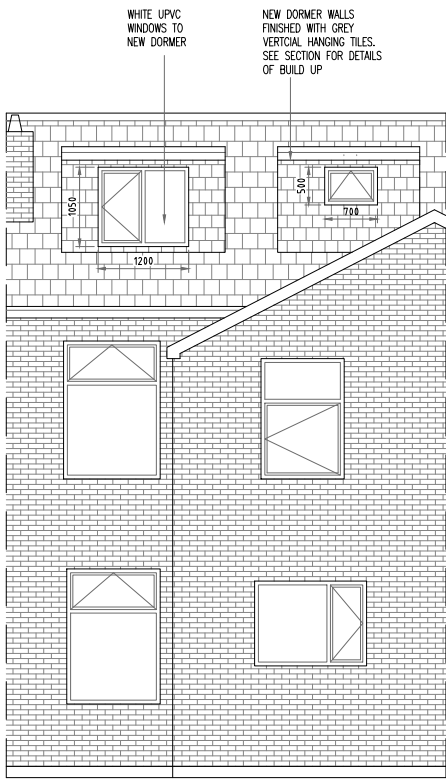
Drawing Title

EXISTING SECTION
& ELEVATIONS

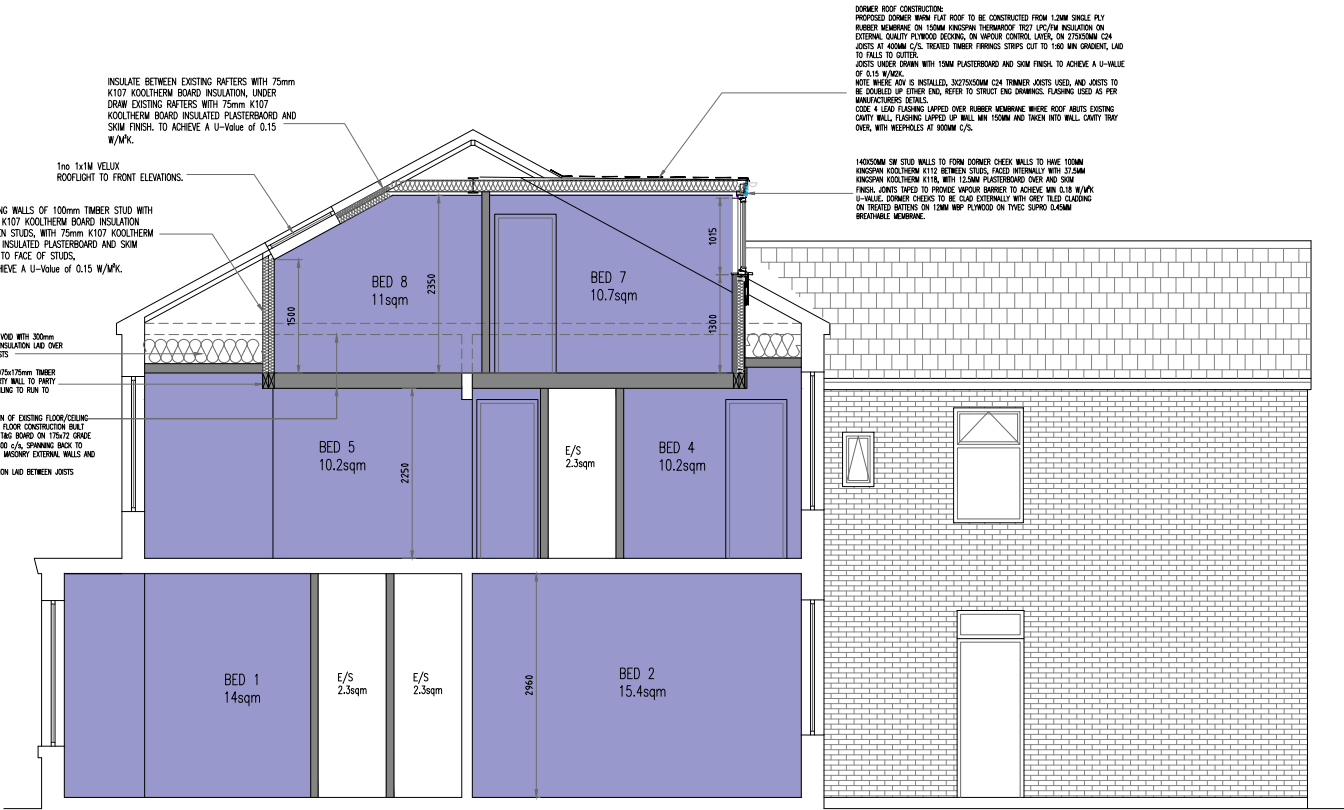
Drawn MG	Checked —
Date FEB 2025	Scale A3 1 : 100
Drawing No. 52MR/202/BR	Rev. C1



PROPOSED FRONT ELEVATION
1:100 @ A3



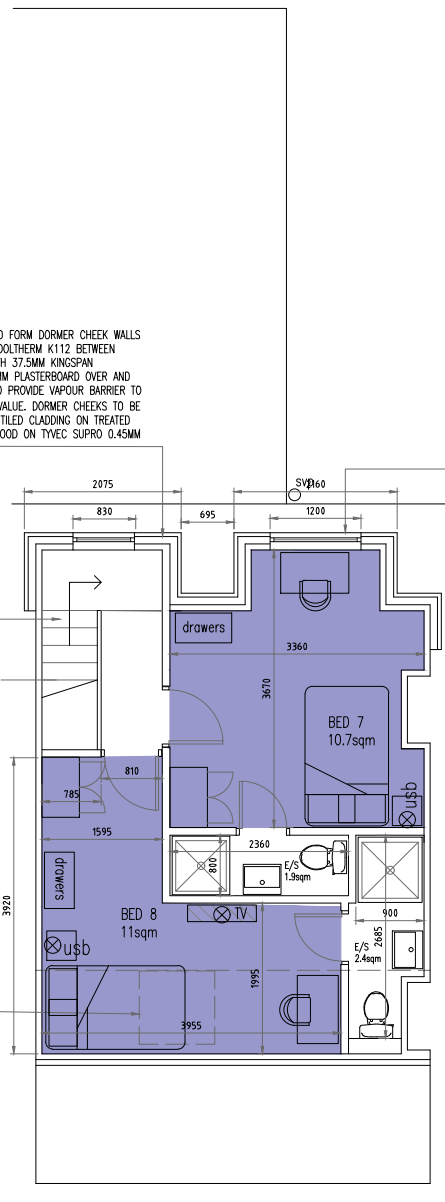
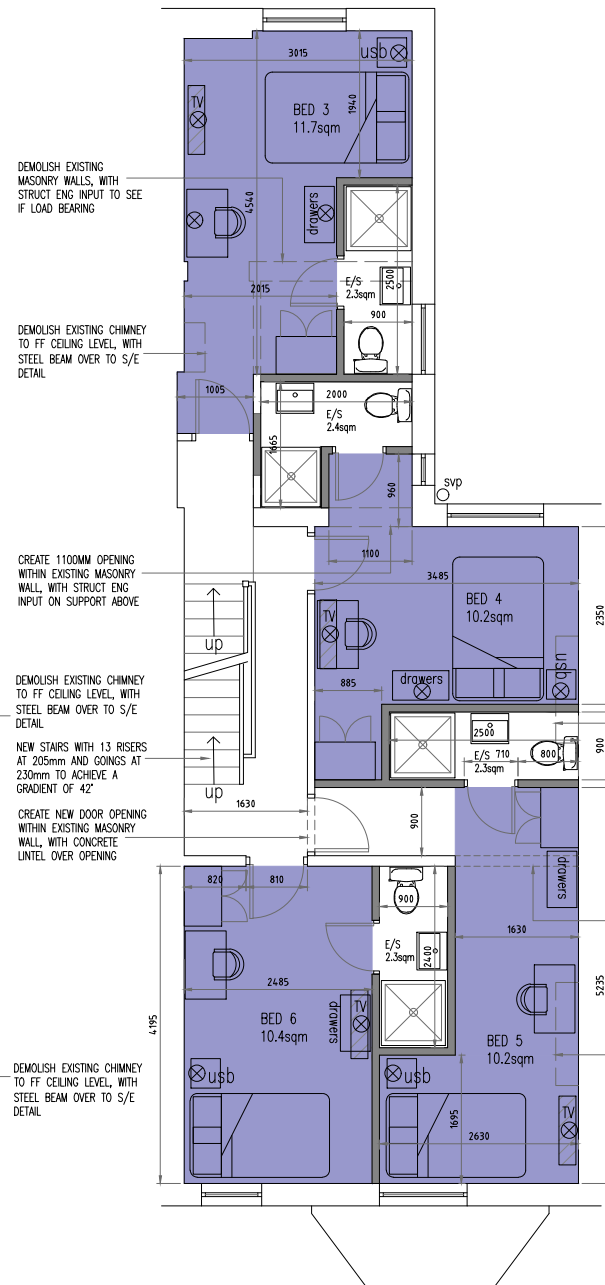
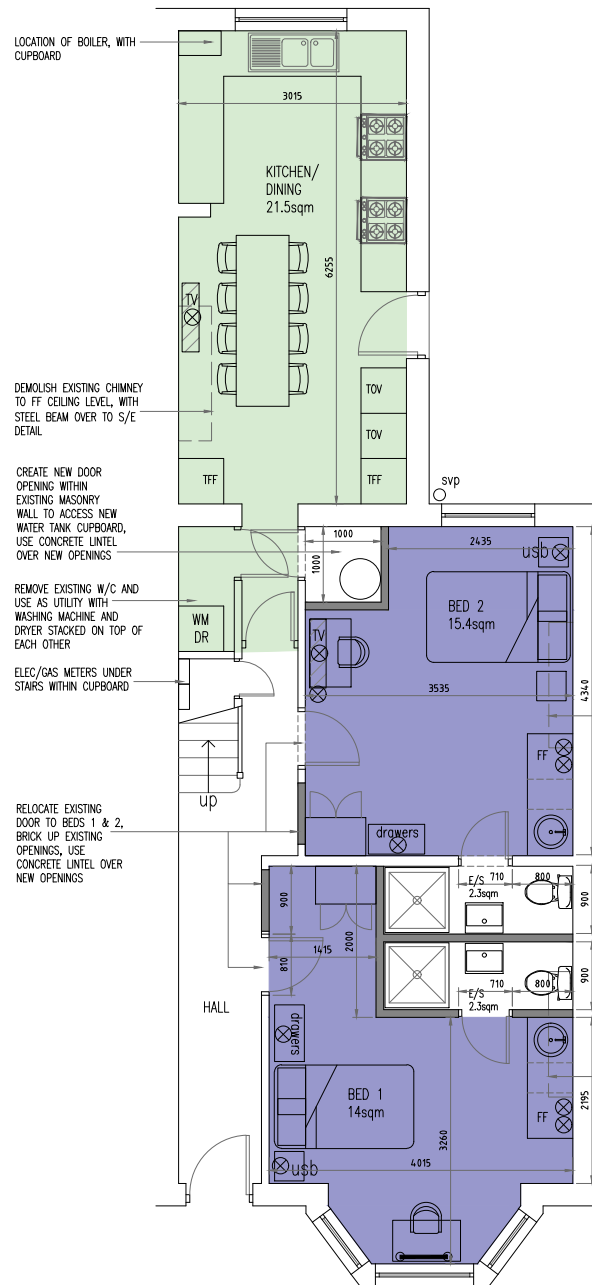
PROPOSED REAR ELEVATION
1:100 @ A3



PROPOSED SECTION
1:100 @ A3



C1	Amendments after planning comments	07.04.25	MG
Rev	Amendments	Date	Ints
Mark Gordon Design + Associates			
Project			
52 MANCHESTER ROAD, BURY, BL9 0SX			
Drawing Title			
PROPOSED SECTION & ELEVATIONS			
Drawn	MG	Checked	—
Date	FEB 2025	Scale@A3	1 : 100
Drawing No.	52MR/204/BR	Rev.	C1



- DENOTES NEW STUD PARTITIONS
- DENOTES EXISTING WALLS/STRUCTURE TO BE DEMOLISHED
- DENOTES CUPBOARD SPACE OF 1sqm
- AREA OF BEDROOMS, ALL AREA ABOVE 1.5M HEADROOM
- AREA OF COMMUNAL



C1	Amendments after planning comments	07.04.25	MG
Rev	Amendments	Date	Ints
Mark Gordon Design + Associates			
Project			
52 MANCHESTER ROAD, BURY, BL9 0SX			
Drawing Title			
PROPOSED PLAN LAYOUTS			
Drawn	MG	Checked	—
Date	FEB 2025	Scale@A3	1 : 100
Drawing No.	52MR/203/BR	Rev.	C1

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REPORT FOR NOTING

**Agenda
Item**
5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	22 April 2025
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:-**

David Marno, Head of Development Management
Planning Services, Department for Resources and Regulation
3 Knowsley Place
Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Planning applications decided using Delegated Powers **Between 10/03/2025 and 10/04/2025**

Ward: Bury East

Application No.: 71403 **App. Type:** FUL 17/03/2025 Approve with Conditions
Location: 27 Audlum Court, Bury, BL9 7PN
Proposal: Two storey extension at side/rear; Front porch

Application No.: 71440 **App. Type:** FUL 20/03/2025 Approve with Conditions
Location: First Floor, Works at Back South Cross Street East (rear of 14-20 Cook Street), Bury, BL9 0RP
Proposal: Change of use to commercial first floor to 3 no. flats (Class C3)

Application No.: 71505 **App. Type:** FUL 20/03/2025 Approve with Conditions
Location: 54 Walnut Avenue, Bury, BL9 7LZ
Proposal: Single storey rear/side extension

Application No.: 71523 **App. Type:** FUL 07/04/2025 Approve with Conditions
Location: 1 The Rock, Bury, BL9 0JP
Proposal: Variation of condition 2 (approved plans) for listed building consent ref. 68112 to re-glaze existing rooflights, addition of 4no. conservation rooflights and internal amendments to comply with fire regulations, show more of the historic fabric and create better layouts for future occupiers

Application No.: 71533 **App. Type:** FUL 07/04/2025 Approve with Conditions
Location: 1 The Rock, Bury, BL9 0JP
Proposal: Variation of condition 2 (approved plans) on planning permission ref. 68111 to re-glaze existing rooflights, addition of 4no. conservation rooflights and internal amendments to comply with fire regulations, show more of the historic fabric and create better layouts for future occupiers

Application No.: 71582 **App. Type:** ADV 26/03/2025 Approve with Conditions
Location: 1 Central Street, Bury, BL9 0JN
Proposal: Advertisement consent for 2 no. internally illuminated fascia signs on runner; 1 no. internally illuminated projecting sign

Application No.: 71629 **App. Type:** GPDE 20/03/2025 Prior Approval Not Required - Extension
Location: 108 Rochdale Old Road, Bury, BL9 7LR
Proposal: Prior approval for proposed single storey rear extension

Application No.: 71654 **App. Type:** FUL 09/04/2025 Approve with Conditions
Location: Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD
Proposal: Variation of condition no. 2 following approval of planning permission 70979 - Amendment to car park surface material

Ward: Bury East - Moorside

Application No.:	71559	App. Type:	FUL	20/03/2025	Approve with Conditions
Location:	36 Seedfield Road, Bury, BL9 6PD				
Proposal:	Two storey front and side extensions; two/single storey rear extension and alterations to roof				

Application No.:	71606	App. Type:	PIP	03/04/2025	Refused
Location:	Land adjacent to 133 Walmersley Road, Bury, BL9 5AY				
Proposal:	Application for permission in principle for erection of building containing 4 no. apartments, including car parking and associated works.				

Ward: **Bury East - Redvales**

Application No.:	71010	App. Type:	FUL	24/03/2025	Refused
Location:	33 Knowsley Street, Bury, BL9 0ST				
Proposal:	Change of use from an office (Class E) to a 7 bed/7 person house in multiple occupation.				

Application No.:	71245	App. Type:	P3JPA	14/03/2025	Prior Approval Required and Granted
Location:	103 Manchester Road, Bury, BL9 0TD				
Proposal:	Prior Approval for proposed change of use from office (Class E) to 4 no. flats (Class C3)				

Application No.:	71432	App. Type:	FUL	27/03/2025	Approve with Conditions
Location:	20 Birch Lea Close, Bury, BL9 9RZ				
Proposal:	Demolition of existing garage and erection of single storey / two storey extension at side; first floor extension at rear; single storey front extension and timber cladding to front elevation				

Application No.:	71494	App. Type:	FUL	20/03/2025	Approve with Conditions
Location:	3 St Peters Road, Bury, BL9 9RA				
Proposal:	Single storey extension at front/side/rear and front porch; Alterations to existing driveway				

Application No.:	71527	App. Type:	FUL	10/03/2025	Approve with Conditions
Location:	142 Parkhills Road, Bury, BL9 9AW				
Proposal:	Single storey rear extension; First floor side extension; Front porch				

Application No.:	71555	App. Type:	LDCP	19/03/2025	Lawful Development
Location:	42 Grasmere Drive, Bury, BL9 9GB				
Proposal:	Lawful development certificate for proposed demolition of an existing conservatory and the construction of rear ground floor extension				

Ward: **Bury West**

Application No.:	71441	App. Type:	FUL	10/03/2025	Approve with Conditions
Location:	30 Mile Lane, Bury, BL8 2JE				
Proposal:	Single storey extension at rear				

Application No.: 71519 **App. Type:** FUL 04/04/2025 Approve with Conditions
Location: 10 Clitheroe Drive, Bury, BL8 2JU
Proposal: First floor side extension

Application No.: 71546 **App. Type:** LDCP 24/03/2025 Lawful Development
Location: 32 Ivy Road, Bury, BL8 2PW
Proposal: Lawful development certificate for proposed single storey extension to rear

Ward: **Bury West - Church**

Application No.: 71243 **App. Type:** FUL 04/04/2025 Approve with Conditions
Location: Victoria Retail Park, Unit 1 and Unit 2, Victoria Street, Bury, BL8 2EQ
Proposal: Proposed alteration to the external façade of existing building, including partial demolition of unit 2 and external works to accommodate a Drive-Thru Lane

Ward: **Bury West - Elton**

Application No.: 71534 **App. Type:** ADV 09/04/2025 Approve with Conditions
Location: Elton Liberal Club, New George Street, Bury, BL8 1NW
Proposal: Advertisement consent for 2 no. wall mounted lockable notice boards

Application No.: 71584 **App. Type:** FUL 21/03/2025 Approve with Conditions
Location: 46 Woodhill Fold, Bury, BL8 1UY
Proposal: Single storey extension at side

Application No.: 71586 **App. Type:** GPDE 20/03/2025 Prior Approval Required & Granted - Ext
Location: 145 Brandlesholme Road, Bury, BL8 1BA
Proposal: Prior approval for proposed single storey rear extension

Application No.: 71628 **App. Type:** GPDE 24/03/2025 Prior Approval Not Required - Extension
Location: 10 Bramley Drive, Bury, BL8 1JL
Proposal: Prior approval for proposed single storey rear extension

Application No.: 71656 **App. Type:** FUL 03/04/2025 Approve with Conditions
Location: 8 Throstle Grove, Bury, BL8 1EB
Proposal: Single storey side/rear wraparound extension

Ward: **North Manor**

Application No.: 71244 **App. Type:** FUL 13/03/2025 Approve with Conditions
Location: Bevis Green Works, Mill Road, Bury, BL9 6RE

Proposal: Variation of Condition 2 (approved plans) for part-retrospective minor amendments to 68 no. dwellings and the site-wide plans, and Condition 11 (landscaping) for improved landscaping and the replacement of fencelines with hedgerows following the grant of planning permission ref: 63533

Application No.: 71421 **App. Type:** FUL 14/03/2025 Approve with Conditions
Location: Greenmount Nursery School, Brandlesholme Road, Tottington, Bury, BL8 4DS

Proposal: Variation of conditions 2 (approved drawings) and 3 (approved materials) of planning permission 68903: Reduce the building footprint and construct in blockwork with render finish rather than Siberian larch timber cladding

Application No.: 71442 **App. Type:** FUL 24/03/2025 Approve with Conditions
Location: 1 & 2 Lower Longcroft Cottage, Walmersley Old Road, Bury, BL9 6SX

Proposal: Single storey rear extension with balcony and glazed balustrade; decking at rear; porch at side and loft conversion with dormer at side

Application No.: 71539 **App. Type:** FUL 14/03/2025 Approve with Conditions
Location: 1 Mansfield Avenue, Ramsbottom, Bury, BL0 9US

Proposal: Single storey front extension/two storey extension at front/side and single storey rear extension

Application No.: 71566 **App. Type:** FUL 12/03/2025 Approve with Conditions
Location: 858 Burnley Road, Bury, BL9 5JT

Proposal: Two storey/single storey rear extension

Application No.: 71570 **App. Type:** FUL 03/04/2025 Approve with Conditions
Location: 20 Hillstone Close, Tottington, Bury, BL8 4EZ

Proposal: Two storey front extension

Application No.: 71580 **App. Type:** GPDE 12/03/2025 Prior Approval Not Required - Extension
Location: 21 Shepherds Close, Tottington, Bury, BL8 4BL

Proposal: Prior approval for proposed single storey rear extension

Application No.: 71610 **App. Type:** FUL 21/03/2025 Approve with Conditions
Location: 21 Humber Drive, Bury, BL9 6SJ

Proposal: Single storey rear extension

Application No.: 71678 **App. Type:** FUL 07/04/2025 Approve with Conditions
Location: 6 Greenside Drive, Tottington, Bury, BL8 4BE

Proposal: Two storey/single storey side extension; Single storey rear extension; Single storey front extension

Ward: **Prestwich - Holyrood**

Application No.: 71465 **App. Type:** LDCP 10/03/2025 Lawful Development
Location: 11 Pennant Drive, Prestwich, Manchester, M25 3BT

Proposal: Lawful Development Certificate for proposed Sun Lounge

Application No.:	71562	App. Type:	LDCP	27/03/2025	Lawful Development
Location:	254 Heywood Road, Prestwich, Manchester, M25 2GR				
Proposal:	Lawful development certificate for proposed change of use from residential (Class C3) to children's residential care home for up to three children with up to two staff working on a rota basis and one manager working business hours (Mon-Fri) (Class C2).				
Application No.:	71568	App. Type:	FUL	20/03/2025	Approve with Conditions
Location:	34 St Josephs Avenue, Whitefield, Manchester, M45 6NT				
Proposal:	Loft conversion with raised ridge and front and rear dormers				
Application No.:	71569	App. Type:	GPDE	19/03/2025	Prior Approval Not Required - Extension
Location:	164 Heywood Road, Prestwich, Manchester, M25 1LD				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	71595	App. Type:	TEL	28/03/2025	Prior Approval Required and Granted
Location:	Land at rear of Prestwich Heys FC, Sandgate Road, Whitefield, Manchester, M25 5WG				
Proposal:	Prior approval for proposed telecommunications installation comprising 30M lattice tower, supporting 12 no. antennas, 2 no. 300mm dish antennas within a fenced compound and ancillary apparatus				
Application No.:	71612	App. Type:	FUL	21/03/2025	Approve with Conditions
Location:	30 Simister Lane, Prestwich, Manchester, M25 2RS				
Proposal:	Single storey flat roof rear extension				

Ward: Prestwich - Sedgley

Application No.:	71484	App. Type:	FUL	12/03/2025	Approve with Conditions
Location:	5 Windsor Crescent, Prestwich, Manchester, M25 0DD				
Proposal:	Two storey extension to side and rear with installation of external wall insulation to existing front and rear elevations				
Application No.:	71526	App. Type:	FUL	21/03/2025	Approve with Conditions
Location:	22 Hereford Drive, Prestwich, Manchester, M25 0AG				
Proposal:	Single storey extension at front/side, two storey extension at side/rear and single storey rear extension; Loft conversion with rear dormer				
Application No.:	71531	App. Type:	FUL	13/03/2025	Approve with Conditions
Location:	22 Woodhill Drive, Prestwich, Manchester, M25 0AD				
Proposal:	Hip to gable loft conversion with rear dormer; First floor infill extension				
Application No.:	71541	App. Type:	LDCE	27/03/2025	Lawful Development
Location:	14 Bury Old Road, Prestwich, Manchester, M25 0EX				
Proposal:	Lawful development certificate for existing use - Class C3b no more than 6 residents living together as a single household (including a household where care is provided for residents. Currently providing 3 person with care 1 carer				

Application No.:	71553	App. Type:	FUL	19/03/2025	Approve with Conditions
Location:	3 Tewkesbury Drive, Prestwich, Manchester, M25 0HR				
Proposal:	Single storey rear extension; Front porch; Garage conversion				
Application No.:	71560	App. Type:	FUL	24/03/2025	Approve with Conditions
Location:	11-13 Sedgley Avenue, Prestwich, Manchester, M25 0LS				
Proposal:	Raising of roof ridge height with hip to gable roof extension and loft conversion (11-13 Sedgley Avenue); Dormers at front/rear, front loft window and new front porch (13 Sedgley Avenue).				
Application No.:	71565	App. Type:	FUL	21/03/2025	Approve with Conditions
Location:	2 Castle Hill Road, Prestwich, Manchester, M25 0FR				
Proposal:	First floor side extension; Two storey front extension; Alterations to existing front elevation bay windows; Render to match existing				
Application No.:	71567	App. Type:	LDCP	24/03/2025	Lawful Development
Location:	31 Grosvenor Street, Prestwich, Manchester, M25 1ES				
Proposal:	Lawful development certificate for proposed change of use from a dwellinghouse (Use Class C3); the internal layout will be revised to allow the use of the property as a small house in multiple occupation 'HMO' for up to six individuals (Use Class C4).				
Application No.:	71600	App. Type:	FUL	07/04/2025	Approve with Conditions
Location:	17 Hereford Drive, Prestwich, Manchester, M25 0JA				
Proposal:	Single Storey Side/Rear Extension				
Application No.:	71625	App. Type:	LDCP	01/04/2025	Lawful Development
Location:	12 Rectory Gardens, Prestwich, Manchester, M25 1DB				
Proposal:	Lawful development certificate for proposed rear extension				
Application No.:	71639	App. Type:	FUL	03/04/2025	Approve with Conditions
Location:	8 Queens Drive, Prestwich, Manchester, M25 0HQ				
Proposal:	Two storey front extension with Juliet balcony				
Application No.:	71707	App. Type:	FUL	09/04/2025	Approve with Conditions
Location:	10 Holmfield Avenue, Prestwich, Manchester, M25 0BH				
Proposal:	Dormer extension at rear and 2 no. loft windows to front elevation				
Ward:	Prestwich - St Mary's				
Application No.:	71263	App. Type:	FUL	10/03/2025	Approve with Conditions
Location:	4 Butt Hill Road, Prestwich, Manchester, M25 9NJ				
Proposal:	Demolition of existing bungalow and erection of replacement detached dwelling and garage with new rear patio and external works				

Application No.: 71530 **App. Type:** FUL 27/03/2025 Approve with Conditions
Location: 48 Stanley Avenue North, Prestwich, Manchester, M25 3AT
Proposal: Single storey wrap around extension

Application No.: 71535 **App. Type:** FUL 14/03/2025 Approve with Conditions
Location: 2 Buckley Lane, Prestwich, Manchester, M45 7JZ
Proposal: Replace existing rear conservatory with single storey rear extension

Application No.: 71576 **App. Type:** FUL 21/03/2025 Approve with Conditions
Location: 132 Lowther Road, Prestwich, Manchester, M25 9QP
Proposal: Single storey front porch extension; Rendering of gable wall & front porch

Application No.: 71603 **App. Type:** FUL 21/03/2025 Approve with Conditions
Location: 24 Barnhill Road, Prestwich, Manchester, M25 9NH
Proposal: Rear dormer with Juliet balcony balustrade to existing second floor

Application No.: 71614 **App. Type:** FUL 26/03/2025 Approve with Conditions
Location: 12 Carlford Grove, Prestwich, Manchester, M25 9TN
Proposal: Single storey extension at side/rear

Application No.: 71675 **App. Type:** FUL 07/04/2025 Approve with Conditions
Location: 49 Highfield Road, Prestwich, Manchester, M25 3AQ
Proposal: Two storey side extension

Ward: Radcliffe - East

Application No.: 71488 **App. Type:** LDCE 10/03/2025 Lawful Development
Location: 5 Hackney Close, Radcliffe, Manchester, M26 4UG
Proposal: Lawful development certificate for existing outbuilding at rear

Application No.: 71525 **App. Type:** FUL 24/03/2025 Approve with Conditions
Location: Star Radcliffe Academy, Spring Lane, Radcliffe, M26 2SZ
Proposal: Variation of condition nos. 1 (temporary time period) and condition 2 (approved plans) of planning permission 70002 to extend the temporary time period allowed for the use of temporary school facilities up to 28th February 2027 and alterations to fencing and cycle shelter

Application No.: 71529 **App. Type:** P3KPA 11/03/2025 Prior Approval Required and Granted
Location: Star Radcliffe Academy, Spring Lane, Radcliffe, M26 2SZ
Proposal: Prior approval for the proposed development of a temporary school accommodation block and supporting site infrastructure

Application No.: 71624 **App. Type:** FUL 01/04/2025 Approve with Conditions
Location: 22 Holcombe Grove, Radcliffe, M26 1SE
Proposal: Single Storey Extension at Side and New First Floor Window to Side Elevation

Ward: **Radcliffe - North and Ainsworth**

Application No.: 71365 **App. Type:** FUL 07/04/2025 Refused
Location: Land opposite 41 Arthur Lane, Radcliffe, Bolton, BL2 5PR
Proposal: Demolition of existing stable building and erection of 1 no. dwelling

Application No.: 71461 **App. Type:** FUL 14/03/2025 Approve with Conditions
Location: 344 Bradley Fold Road, Radcliffe, Bolton, BL2 6RL
Proposal: Two Storey Side Extension with zinc cladding and first floor balcony at rear

Application No.: 71470 **App. Type:** LDCP 19/03/2025 Lawful Development
Location: 3 Browns Road, Radcliffe, Bolton, BL2 6RQ
Proposal: Lawful development certificate for proposed conversion of residential garage and change of use to tattoo parlour

Application No.: 71512 **App. Type:** LDCP 10/03/2025 Lawful Development
Location: 78 Countess Lane, Radcliffe, Manchester, M26 3NH
Proposal: Lawful Development Certificate for proposed hip-to-gable roof enlargement, rear dormer/loft conversion and rooflights at front

Application No.: 71545 **App. Type:** FUL 03/04/2025 Approve with Conditions
Location: 425 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ
Proposal: First floor rear extension with balustrade balcony

Application No.: 71589 **App. Type:** FUL 14/03/2025 Approve with Conditions
Location: 7 Clyde Road, Radcliffe, Manchester, M26 4PZ
Proposal: Two/single storey extension at rear; Render to existing external elevations

Application No.: 71602 **App. Type:** FUL 21/03/2025 Approve with Conditions
Location: 70 Winchester Road, Radcliffe, Manchester, M26 3LY
Proposal: Two storey side extension

Application No.: 71634 **App. Type:** FUL 27/03/2025 Refused
Location: 22 Cockey Moor Road, Bury, BL8 2HB
Proposal: Variation of condition no. 1 (approved plans) of p/p 68038:
Reduction of roof height and the roof to be reverted back to a hip

Ward: **Radcliffe - West**

Application No.:	70996	App. Type:	FUL	12/03/2025	Approve with Conditions
Location:	36 Albion Street, Radcliffe, Manchester, M26 1BH				
Proposal:	Single storey rear extension; Loft conversion; Alteration to shop window and addition of access door to front elevation to provide access to self contained flat.				
Application No.:	71594	App. Type:	FUL	01/04/2025	Approve with Conditions
Location:	70 Greendale Drive, Radcliffe, Manchester, M26 1UQ				
Proposal:	Two storey side extension; Single storey rear extension				
Application No.:	71636	App. Type:	P3JPA	24/03/2025	Prior Approval Not Required
Location:	9 Water Street, Radcliffe, Manchester, M26 3DE				
Proposal:	Prior approval for proposed change of use from commercial (Class E) to 1 no. dwelling (Class C3)				
Application No.:	71642	App. Type:	FUL	09/04/2025	Approve with Conditions
Location:	2 Chestnut Grove, Radcliffe, Manchester, M26 1DQ				
Proposal:	Loft conversion with rear dormer and 2 no. loft windows at front				

Ward: Ramsbottom

Application No.:	70995	App. Type:	FUL	03/04/2025	Approve with Conditions
Location:	8 Garden Street, Ramsbottom, Bury, BL0 9BQ				
Proposal:	Extension to existing factory to create powder processing facility; proposed detached storage building and new silo installation.				
Application No.:	71469	App. Type:	FUL	12/03/2025	Approve with Conditions
Location:	Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ				
Proposal:	Single storey extension at rear and raised patio				
Application No.:	71489	App. Type:	FUL	21/03/2025	Approve with Conditions
Location:	17 Cliff Mount, Ramsbottom, Bury, BL0 9EP				
Proposal:	Loft conversion with dormer at rear and rooflight to the front				
Application No.:	71510	App. Type:	FUL	12/03/2025	Approve with Conditions
Location:	7 Old Farm Lane, Ramsbottom, BL0 0GG				
Proposal:	Two storey side extension				
Application No.:	71561	App. Type:	FUL	20/03/2025	Approve with Conditions
Location:	Dry Gap Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RX				
Proposal:	Variation of condition no. 4 following approval of planning permission 60021 - Opening hours to be extended from 10.00 - 20.00 on Tuesdays, Wednesdays, Thursdays, Saturdays and Sundays (as approved) to be 10.00 - 20.00 on Tuesdays, Wednesdays, Thursdays, Saturdays and Sundays and 10.00 - 16.00 on Fridays (extended)				

Application No.:	71573	App. Type:	FUL	13/03/2025	Approve with Conditions
Location:	Norcot, Moorbottom Road, Ramsbottom, Bury, BL8 4NS				
Proposal:	Replacement in-fill extension				
Application No.:	71575	App. Type:	RES	12/03/2025	Approve with Conditions
Location:	Land adj 5 Stubbins Lane, Ramsbottom, Bury, BL0 0PU				
Proposal:	Application for reserved matters (access, appearance, landscaping, layout & scale) following outline approval for erection of 1 no. dwelling				
Application No.:	71585	App. Type:	FUL	14/03/2025	Refused
Location:	Eagle And Child, 3 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DL				
Proposal:	Retention of tipi and heater for a temporary period of 18 months				
Application No.:	71591	App. Type:	FUL	20/03/2025	Approve with Conditions
Location:	62 Bridge Street, Ramsbottom, Bury, BL0 9AG				
Proposal:	Variation of condition 6 (opening times) on planning permission 65723 - new opening times of 14.00 to 00.30 - Sunday to Thursday and 14.00 to 01.00 Fridays and Saturdays.				
Application No.:	71616	App. Type:	FUL	07/04/2025	Approve with Conditions
Location:	51 Bury New Road, Ramsbottom, Bury, BL0 0BZ				
Proposal:	Decking at rear; Alterations to existing garage roof.				
Application No.:	71620	App. Type:	FUL	04/04/2025	Approve with Conditions
Location:	Little Holcombe House, Lumb Carr Road, Ramsbottom, Bury, BL8 4NJ				
Proposal:	Single Storey Infill Extension at Rear; New First Floor Window to Side Elevation				
Application No.:	71621	App. Type:	FUL	21/03/2025	Approve with Conditions
Location:	35 Stanford Hall Crescent, Ramsbottom, Bury, BL0 9FD				
Proposal:	Single storey extension at side				
Application No.:	71655	App. Type:	FUL	09/04/2025	Approve with Conditions
Location:	68 Woodhey Road, Ramsbottom, Bury, BL0 9RB				
Proposal:	First floor extension to existing bungalow				

Ward: **Tottington**

Application No.:	71278	App. Type:	FUL	20/03/2025	Approve with Conditions
Location:	12 Owlerbarrow Road, Bury, BL8 1RD				
Proposal:	Erection of 1 no. dwelling at rear				
Application No.:	71345	App. Type:	FUL	20/03/2025	Approve with Conditions
Location:	10 Spring Vale Street, Tottington, BL8 3LR				
Proposal:	Erection of 2 no. industrial units with first floor offices				

Application No.: 71558 **App. Type:** FUL 19/03/2025 Approve with Conditions
Location: 168 Scobell Street, Tottington, Bury, BL8 3DD
Proposal: Single storey rear extension

Application No.: 71632 **App. Type:** FUL 04/04/2025 Approve with Conditions
Location: Thorn Top, Watling Street, Tottington, Bury, BL8 3QL
Proposal: Removal of existing garage at side and erection of new detached garage at side

Ward: Whitefield + Unsworth - Besses

Application No.: 71453 **App. Type:** FUL 17/03/2025 Approve with Conditions
Location: 21 Thatch Leach Lane, Whitefield, Manchester, M45 6EN
Proposal: Two storey side/rear extension; Single storey rear extension; Front porch and boundary walls at front and side

Application No.: 71508 **App. Type:** FUL 19/03/2025 Approve with Conditions
Location: 1 Tweedsdale Close, Whitefield, Manchester, M45 8ND
Proposal: Two storey front extension; Single storey rear porch extension

Application No.: 71544 **App. Type:** FUL 20/03/2025 Approve with Conditions
Location: 14 Wavell Drive, Bury, BL9 8PG
Proposal: First floor side extension and new flat roof and with lantern to existing rear extension

Application No.: 71556 **App. Type:** FUL 26/03/2025 Approve with Conditions
Location: 7 Kennedy Drive, Bury, BL9 8PN
Proposal: Demolition of existing detached garages at side and rear conservatory; single storey front, side and rear extensions and widening of driveway/dropped kerb access

Application No.: 71633 **App. Type:** LDCP 01/04/2025 Lawful Development
Location: 29 Ridge Crescent, Whitefield, Manchester, M45 8EQ
Proposal: Lawful development certificate for proposed single storey side extension

Application No.: 71691 **App. Type:** LDCP 07/04/2025 Lawful Development
Location: 7 Cambeck Walk, Whitefield, Manchester, M45 8NB
Proposal: Lawful development certificate for proposed single storey rear extension

Ward: Whitefield + Unsworth - Pilkington Park

Application No.: 71537 **App. Type:** FUL 14/03/2025 Refused
Location: 27 Ringley Chase, Whitefield, Manchester, M45 7UA
Proposal: Demolition of existing conservatory and erection of two storey side extension; first floor front extension and single storey rear extension

Ward: Whitefield + Unsworth - Unsworth

Application No.:	71551	App. Type:	FUL	01/04/2025	Approve with Conditions
Location:	35 St Georges Road, Bury, BL9 8JG				
Proposal:	Single storey extension at side/rear				

Application No.:	71597	App. Type:	FUL	26/03/2025	Approve with Conditions
Location:	20 Cliff Road, Bury, BL9 9SP				
Proposal:	Demolish existing garage building; Erection of out building in front garden				

Total Number of Applications Decided:	101
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REPORT FOR NOTING

**Agenda
Item**
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	22 April 2025
SUBJECT:	PLANNING APPEALS
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:	Planning Appeals: <ul style="list-style-type: none"> - Lodged - Determined Enforcement Appeals <ul style="list-style-type: none"> - Lodged - Determined
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 Committee of the Planning Appeals lodged against decisions of the authority and against Enforcement Notices served and those that have been subsequently determined by the Planning Inspectorate.

Attached to the report are the Inspectors Decisions and a verbal report will be presented to the Committee on the implications of the decisions on the Appeals that were upheld.

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-

Contact Details:-

David Marno, Head of Development Management
Planning Services, Department for Resources and Regulation,
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Email: d.marno@bury.gov.uk

**Planning Appeals Lodged
between 10/03/2025 and 10/04/2025**



Application No.: 71400/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Mr Sharif

Location 99 Radcliffe Road, Bury, BL9 9LD

Appeal lodged: 17/03/2025

Appeal Type:

Proposal Single storey side & rear extension; Rear dormer

Total Number of Appeals Lodged: 1

**Planning Appeals Decided
between 10/03/2025 and 10/04/2025**



Application No.: 71209/ADV

Decision level: DEL

Recommended Decision: Refuse

Applicant: Elite Billboards

Location: 115 Bolton Road, Bury, BL8 2NW

Proposal: Installation of 1no. internally illuminated digital LED advertisement

Appeal Decision: Dismissed

Date: 10/03/2025

Appeal type: Written Representations



Appeal Decision

Site visit made on 21 February, 2025

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 10th March 2025

Appeal Ref: APP/P4225/Z/25/3358659

Manchester Motor Mart, 109-119 Bolton Road, Bury BL8 2NW

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by Elite Billboard against the decision of Bury Metropolitan Borough Council.
 - The application Ref is: 71209/ADV.
 - The application is for erection of 1 no. digital LED advertisement display.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is the effect of the proposal upon the visual amenity of the area.

Procedural Matter

3. Since the determination of this application a revised National Planning Policy Framework (The Framework) was published on 12 December 2024 (updated 7 February 2025) whose main focus was not directly relevant to this appeal. Nevertheless, I have determined this appeal in accordance with the revised provisions within the Framework.

Reasons

4. The proposal before me seeks permission for an internally illuminated LED digital advertisement screen to be fixed to the first floor of an existing building that is located along a busy road that is Bolton Road. The screen would measure around 3m high by 6m in length and would be located around 2.5m above ground floor level.
5. The building upon which the advertisement would be fixed appears to be a nineteenth century structure of red brick. It relates to other buildings further along Bolton Road through an existing shopfront that largely maintains the proportions and simple design of a traditional commercial premises. To the end elevation the side gable appears to have been the subject of historic demolition and, as a result, this end elevation is white rendered and fronts onto an existing parking area associated with the operator and a car wash that sits adjacent.

6. This end elevation has an external stair, doorway and two windows to the first floor level as well as a doorway and windows into the ground floor unit. I saw on my site visit that the adjoining building contained a large paper advertisement panel but was absent of any advertisements at the time. Although in isolation, this site appears to be of a different and lower quality than much of the rest of the town, the building can nevertheless clearly be seen further along Bolton Road around the area of St Stephen Street and as such is visible from long distance views where this site is seen in the context of more historic areas and the hills beyond.
7. The proposed sign would be affixed to the first floor side elevation of this building and would entirely cover the two windows at the upper level. The sign would be particularly prominent on approach to the traffic lights just past the building. Although the end elevation is not of high architectural merit, and although this particular area of the town is of a more commercial nature, the site is still within the context of intact and higher quality areas of townscape, including long distance views beyond the town.
8. In assessing this appeal I consider firstly that the loss of fenestration to this elevation would represent an erosion of townscape quality in this location as well as harm the provision of natural surveillance that the building is capable of promoting. The obstruction of these two first floor windows would therefore not only erode the visual integrity of the building but it would also eliminate the opportunities for natural surveillance, which, in turn, contributes to public safety and active frontage along this part of Bolton Road.
9. To add a large digital display over the windows would compound this harm and would also have a far reaching impact further up Bolton Road where the building would still be visible from. As a result, there would be harm sustained along this principal approach into Bury town centre through the erosion of quality caused by added signage and the effect it would have upon the townscape quality and safety of the area.
10. Ultimately the erection of such a large scale advertisement here represents a poor design solution for this site and would cause harm to the visual amenities of the area. Accordingly, I find that the proposal would be in conflict with Policies EN1/7 and EN1/9 of the Bury Unitary Development Plan as well as the aspirations for good design and placemaking as contained within the Framework itself.

Conclusion

11. For the reasons above, taking into account the particular criteria of this proposal, I dismiss the appeal.

A Graham

INSPECTOR

**Details of New Enforcement Appeals Lodged
between 10/03/2025 and 10/04/2025**



Case Ref: 24/0443

Date of Appeal: 03/04/2025
Appeal Type: REP

Location: Eagle and Child, 3 Whalley Road, Shuttleworth, Bury, BL0 0DL

Issue: Unauthorised building works.

Total Number of Appeal Cases: 01

The Ombudsman's final decision

Summary: There is no evidence of fault by the Council. It has investigated Miss X's complaints about the placement of a commercial refuse bin but has reached a decision not to take action after considering all the facts.

The complaint

1. The complainant, who I shall refer to as Miss X, complains the Council has not taken action to prevent a commercial waste bin being placed on the footpath next to her property. Miss X says that the bin attracts vermin, that people use it to climb on her roof and it can block her access.

The Ombudsman's role and powers

2. We investigate complaints of injustice caused by 'maladministration' and 'service failure'. I have used the word fault to refer to these. We consider whether there was fault in the way an organisation made its decision. If there was no fault in how the organisation made its decision, we cannot question the outcome. (Local Government Act 1974, section 34(3), as amended)
3. If we are satisfied with an organisation's actions or proposed actions, we can complete our investigation and issue a decision statement. (Local Government Act 1974, section 30(1B) and 34H(i), as amended)

What I have and have not investigated

4. I have not investigated matters that were considered in Miss X's previous complaint to the Ombudsman (19 011 331). This includes the Council's decision that there was no breach of planning permission over the storage of the bins.
5. We cannot investigate late complaints unless we decide there are good reasons. Late complaints are when someone takes more than 12 months to complain to us about something a Council has done. (Local Government Act 1974, sections 26B and 34D, as amended)
6. Miss X received a response to her official complaint from the Council in November 2023 and so has been aware of the matters she complains about for over 12 months. I have investigated her complaints from July 2023 onwards, which is 12 months before she submitted her complaint to the Ombudsman. I have not exercised discretion to investigate prior to that date as Miss X has made

previous complaints to the Ombudsman on the same issue, prior to this date and could have complained earlier.

How I considered this complaint

7. I read the papers put in by Miss X.
8. Miss X and the Council now have an opportunity to comment on my draft decision. I will consider their comments before making a final decision.

What I found

9. Miss X complains the Council has not ensured that owners of a business put their bin away from her property. Miss X says the bin can block her access, the refuse attracts vermin, that passers-by urinate behind the bin and that it is used to climb onto her roof.
10. The Council has said that previously it supplied the commercial bin to the business so it could ask its employees to replace the bin in a specific location. However, the bin is now collected by another company so it has no control over where the bin is replaced.
11. In response to Miss X's official complaint the Council has said that it has 'never established a statutory nuisance or any offence in relation to littering, food refuse smell or vermin and is therefore unable to take any statutory enforcement action on this matter'. And 'that she should report members of the public urinating in a public place to the police'. In the previous complaint to the Ombudsman, highway officers concluded that due to the width of the pavement, the bin was not causing an obstruction on the highway.
12. In response to my enquiries, the Council said:
 - The area that the commercial bin is stored on is highway.
 - The commercial bin is collected by a private commercial waste company not the Council, so it has no control over the placement of the bin by the contractor.
 - The planning department said 'all the relevant planning considerations have been complied with in that uses that needed planning permission are using bins within curtilage and the space is available for them to be stored, albeit domestic type bins.
 - The Environmental Health department has not identified a statutory nuisance with the placing of the waste receptacle on the highway. The placing of a waste receptacle can be enforced under the Environmental Protection Act 1990, s47 4(c) 'the placing of the receptacles for that purpose on highways'. However, there is no facility/area for the business to store the waste receptacle off the highway.
 - The Council said 'it did look into enforcement action. Due to the building configurations, the owners do not have access to a suitable space for off street storage. Following investigation, it was agreed that the bin could remain on the highway in a designated area, which is away from the complainant's property. The footway at this location is sufficiently wide that it does not cause an obstruction for highway users. This was agreed on the condition that the owners ensured that the bins were kept in the designated zone. Subsequent monitoring suggests that this is being complied with'.

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- The Council said 'it does not have any policies preventing commercial waste storage on the highway, but we do investigate all complaints and assess each on merit, much as we would consider applications for pavement licenses for commercial premises wishing to extend businesses onto the highway. The Highway Authority can use their powers to enforce where the bins represent an obstruction of the highway, but in this case the footway width is substantial and the bin storage is against a gable end where it does not represent an obstruction'.
13. Miss X has many photographs and videos of the problems she says are caused by the bin. I understand her concerns but our role is not to ask whether an organisation could have done things better, or whether we agree or disagree with what it did. Instead, we look at whether there was fault in how it made its decisions. If we decide there was no fault in how it did so, we cannot ask whether it should have made a particular decision or say it should have reached a different outcome.
 14. I have looked all the information and can find no evidence of fault by the Council. It has investigated and responded to Miss X's complaints, but has reached a decision that no action can be taken. I appreciate Miss X disagrees with this decision but I can find no evidence of fault by the Council when reaching the decision.

Final decision

15. I have completed my investigation of this complaint. This complaint is not upheld as there is no evidence of fault by the Council.

Investigator's decision on behalf of the Ombudsman

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REPORT FOR NOTING

Agenda Item 7

Bury
COUNCIL

**Agenda
Item**

7

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	22 April 2025
SUBJECT:	JOINT PLANNING COMMITTEE
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 outlines draft arrangements and terms of reference for a joint planning committee between Rochdale and Bury councils to determine planning and related applications at Northern Gateway, Places for Everyone sites JP Allocations 1.1 and 1.2.
OPTIONS & RECOMMENDED OPTION	Recommended: That the Planning Control Committee note the report and recommend that full Council approve the establishment of a Joint Planning Committee with Rochdale Council, in accordance with the draft Terms of Reference, to determine planning and related applications at Northern Gateway, Places for Everyone Allocations JPA 1.1 and JPA 1.2.
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 Place 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:	Unsworth & Holyrood
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 REASON FOR RECOMMENDATION

- 1.1 The Places for Everyone Plan allocates sites for employment and housing, including the Northern Gateway sites, which will provide an unrivalled opportunity to deliver an economic and productivity boost for Greater Manchester, secure inward investment, create new job and training opportunities, deliver much-needed new homes, and unlock community benefits and social value. There are two Northern Gateway allocations, one predominantly employment (JPA1.1) and the other residential (JPA1.2). Both allocations extend across the administrative districts of Bury and Rochdale.
- 1.2 The scale of the allocations at Northern Gateway is significant and transformational. Development of the allocations in Places for Everyone Plan will deliver up to 1,200,000 square metres of industrial and warehousing floorspace and around 3,000 dwellings across Bury and Rochdale. There is a need to align the planning process across the districts to ensure that planning matters are determined appropriately within the overall context of the above.
- 1.3 The proposal is that a Joint Planning Committee is formed of Members of both Rochdale and Bury Councils to jointly determine applications as set out in the terms of reference attached at appendix one and within the geographical area as per the plan at appendix two. In summary, the committee would generally only deal with applications of a strategic nature only and where the red edge crossed both administrative areas.
- 1.4 The main advantage is to streamline the decision-making process and bring consistency, there being one report and thus one decision. Legally, for applications that cross the boundary, there will still be a requirement for both authorities to each receive and issue a decision notice. However, the Joint Planning Committee would ensure that they would be identical in terms of the conditions attached.

2.0 ALTERNATIVES CONSIDERED

- 2.1 The alternative is that current arrangements prevail. Applications for strategic development at Northern Gateway would be determined by each individual district. For development to proceed cross boundary, it would be dependent on separate approvals from each council through their own decision-making arrangements. Each would issue a separate decision notice on the basis of the outcome. Whilst each Local Planning Authority would endeavour to work closely, this would most likely result in decisions being taken at different times, it being dependent on the scheme of delegation to officers and the timing and lead in for the respective planning committee meetings in each district. There is also the potential for different conditions to be attached to each planning permission, which, at worst, would be in conflict. Please note, that this approach may be considered the appropriate route to take on some planning applications within the allocations if it is deemed more appropriate to do so once the complexities of planning applications are considered.

3.0 KEY INFORMATION

BACKGROUND

- 3.1 Places for Everyone (PfE) was adopted as part of the development plan for Bury and eight other Greater Manchester districts in March 2024. The plan allocates two sites at Northern Gateway that cross the boundary between Bury and Rochdale. JP Allocation 1.1 Heywood/Pilsworth is located to the north of the M62 and is allocated primarily for employment; and JP Allocation 1.2 at Simister/Bowlee is allocated for residential development. The allocations came about as a result of close working between the councils over a number of years. JPA 1.1 also forms part of the Greater Manchester Investment Zone, one of only eight such zones within the UK. These zones are designed to have a range of business incentive measures, one of which is to simplify and accelerate planning decision making and use retained business rates locally to drive economic growth. The operation of the Investment Zone would be subject of separate working arrangements to be put in place with Bury and Rochdale Councils and the Greater Manchester Combined Authority (GMCA).
- 3.2 In March 2025, Cabinet approved the creation of a Mayoral Development Corporation (MDC) as the preferred delivery vehicle for the site, as did Rochdale Council. GMCA subsequently agreed to endorse the proposal and consult on the establishment of an MDC.
- 3.3 Bury and Rochdale Councils have a track record of working together and have already secured allocation of the sites at Northern Gateway for development. The above shows that both Councils are committed to continue the working closely to bring about the transformational change envisaged. It therefore makes sense to consider how best to deal with planning matters within this context to ensure consistency in approach and outcome.

JOINT PLANNING COMMITTEE

- 3.4 Establishing a Joint Planning Committee would ensure that decisions are timely and consistent. The terms of reference attached would ensure that an equal number of members from each district will sit on the committee. Each Council would appoint a Chair and these will be the chairs of the district planning committees. The Chair of the Joint Committee meeting would be from the authority that has the largest land area in the application site. i.e. if 70% of the

application site is within Rochdale, the Chair from Rochdale Council would chair the meeting for that application and vice versa.

- 3.5 It remains the case that each Local Planning Authority would be responsible for processing and issuing non-strategic decisions on the applications made to it. Planning and related applications would continue to be submitted to and dealt with by each individual Council. However, applications of a strategic nature that meet the criteria set out in the terms of reference and are located within the relevant boundary, would be determined by the Joint Planning Committee. It should be noted that the terms of reference also include other provisions in the interests of transparency that may result in smaller applications coming before the committee, but the number of applications is expected to be very low.
- 3.6 Rochdale Council granted outline planning permission in March 2020 for the first phase of development at the Northern Gateway, at South Heywood. This included the Queen Elizabeth Way link road to J19, 167,000 square metres of industrial and warehousing floorspace and 1,000 new homes. Although this site is part of the allocation at JPA 1.1 in PFE, it is excluded from the boundary for the Joint Planning Committee because planning permission has already been granted.

4.0 FINANCE

- 4.1 There are no specific finance matters arising.

5.0 LEGAL

- 5.1 The Council has the power to enter into joint arrangements with one or more local authorities to exercise functions which are not executive functions in any of the participating authorities, or to advise the Council. Such arrangements may involve the appointment of a Joint Committee with other local authorities.
- 5.2 Section 101(5) of the Local Government Act 1972 enables two or more local authorities to discharge any of their functions by a Joint Committee.
- 5.3 The Council has the power to decide to set up a joint Committee, to appoint Councillors to that Joint Committee and to delegate particular powers to it that would otherwise be the responsibility of the Council.
- 5.4 The development control functions are non-executive functions, they are contained within Schedule 1 to the Local Authorities (Functions and Responsibilities)(England) Regulations 2000 (SI 2000/2853).
- 5.5 The establishing of any Joint Committee may result in the need to amend the Council's Scheme of Delegation and Constitution to reflect the changes.

7.0 OTHER CONSIDERATIONS (CORPORATE PRIORITIES, RISKS)

- 7.1 There are no relevant considerations of this report.

List of Background Papers:-

Appendix 1 – Terms of Reference;

Appendix 2 – Joint Planning Committee boundary

Contact Details:-

Helen Leach, Team Leader – Development Management

Planning Services, Department for Resources and Regulation
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Northern Gateway: Joint Committee – Terms of Reference

April 2025

1. Vision

- 1.1 Bury Council and Rochdale Council, along with 7 other Greater Manchester (GM) authorities adopted Places for Everyone (PfE) a long-term development framework for jobs, new homes and sustainable growth on 21st March 2024.
- 1.2 The Northern Gateway developments forms part of PfE development. There are two Northern Gateway allocations, one predominantly employment (JPA1.1) and the other residential (JPA1.2). Both allocations extend across the administrative districts of Bury and Rochdale.
- 1.3 A masterplan in the form of a Development Framework has already been prepared for JPA1.1 and was adopted by both Councils as a Supplementary Planning Document (SPD) in Spring 2025.
- 1.4 The Northern Gateway development will require planning applications that cover the two administrative boundaries Bury and Rochdale.
- 1.5 The Joint Planning Committee will cover the two administrative boundaries working to an agreed planning strategy on cross boundary applications received for the two Northern Gateway sites (JPA 1.1 – Heywood/Pilsworth (Northern Gateway and JPA 1.2 – Simister and Bowlee (Northern Gateway)).

2. Membership

- 2.1 All Joint Committee Members must be existing Members on their respective district Planning Control Committee's and must have completed training.
- 2.2 The participatory authorities will both appoint a **Chair** annually; the appointments would be ratified by Council.
- 2.3 The **Chair** of the Joint Committee meeting will be from the authority that has the largest land area in the application site. i.e. if 70% of the application site is within Rochdale, the Chair/Vice Chair from Rochdale would chair the meeting for that application.

- 2.4 Three substitutes per member Authority will be appointed from the respective Planning Control Committees.
- 2.5 Political balance of the Joint Committee will reflect that of the totality across each member Authority.
- 2.6 **In the absence of either of the Chairs** - A replacement Chair will be elected for the duration of the meeting from the Core Membership.
- 2.7 Appoints to the Joint Committee will be decided as part of the Council's Annual Appointments process, Members of the Joint Committee shall serve for as long as he or she is appointed to the Joint Committee by the relevant Partner Authority, a member shall cease to be a member of the Joint Committee if he or she ceases to be a member of the Partner Authority appointing him or her as a member of the Joint Committee.
- 2.8 Any casual vacancies howsoever arising shall be filled by the Partner Authority from which the vacancy arises.

3. Function

- 3.1
 - 1. To deal with any applications for planning permission under the Town and Country Planning Act 1990 and related legislation or for listed building consent under the Planning (Listed Buildings and Conservation Areas) Act 1990, which fall within the administrative boundary of both Bury and Rochdale Council within the JPA 1.1 and JPA 1.2 Northern Gateway allocations in the Places for Everyone Joint Development Plan if the application:
 - (a) are subject to Environmental Impact Assessment; or
 - (b) relate to full, outline or reserved matters planning applications that are considered Major Development that meets or exceeds the following thresholds:
 - a. For residential use, 500 or more dwellings or 5 hectares;
 - b. For employment use, 100,000 square metres or 5 hectares;
 - c. For other uses, 10,000 square metres or 2 hectares; or
 - (c) any other such application which the Chair of the Committee considers appropriate due to being a novel development type
 - 2. Any application, which falls across the boundary between Bury and Rochdale Council within the JPA 1.1 and JPA 1.2 Allocations and relates to a development which would constitute a substantial departure from the provisions of any approved plan or policies, in particular the Places for Everyone Joint Development Plan and the associated SPD – Northern Gateway, Unitary Development Plan or subsequent adopted Local Plan, which

is recommended for approval and/or is not a repeat or duplicate application of one previously refused.

3. Any application, which falls across the boundary between Bury and Rochdale Council within the JPA 1.1 and JPA 1.2 Allocations and is submitted by or on behalf of a Member of Bury or Rochdale Council's or his/her spouse.
4. The application, which falls across the boundary between Bury and Rochdale Council within the JPA 1.1 and JPA 1.2 Allocations and is submitted by a council officer at Bury or Rochdale Council who is employed in the Planning service or works closely with it, or is a senior manager as defined in the council's pay policy statement, or by a close family member such that the council officer has a material interest in the application.
5. Any major application, which falls across the boundary between Bury and Rochdale Council within the JPA 1.1 and JPA 1.2 Allocations and is submitted on behalf of Bury or Rochdale Councils where there is at least ten objections received from third parties.

4. Key Responsibilities of the Board

- 4.1 The Joint Planning Committee has been established pursuant to s 101 (5) of the Local Government Act 1972
- 4.2 The Joint Planning Committees main purpose is to determine significant planning applications on a shared boundary, the geographical area that the Joint Committee will relate to cross boundary planning applications on the Places for Everyone Allocations of JPA 1.1 and JPA 1.2, with the exception of the area covered by South Heywood. A map showing the boundary is at appendix 1.
- 4.3 The Joint Committee will be responsible for determining large planning applications that have a red edge that extends into both Bury's and Rochdale's administrative areas and would be of a strategic nature. Smaller scale applications, such a householder, prior approval and non-material amendment applications would not be presented to the Joint Committee and would follow the scheme of delegation in the respective district.
- 4.4 There may be instances where applications falling entirely within one district may be considered to be of such strategic importance that may have cross boundary issues to resolve, and it would be appropriate for the Joint Committee to determine. Such applications would need to be agreed with the Monitoring Officer's in both districts and the application would need to have a minimum of 100,000 square metres.

5. Meetings

- 5.1 The Joint Planning Committee will meet as required, meetings will be clerked by a representative from Bury Council's Democratic Services Team.
- 5.2 Bury Council will call a meeting if at least three members of the Joint Committee from each Partner Authority requests it or if the Chief Executive of both Partner Authorities requests it.
- 5.3 **Meetings** will commence at 7pm and will be held in Bury Town Hall unless otherwise agreed by the Joint Committee.
- 5.4 A **quorum** of six members will apply for meetings of the Joint Planning Committee including three elected members from each partner authority.
- 5.5 Members will adhere to the agreed principles of their Council's **Code of Conduct**.
- 5.6 **Declarations of Interest** – Any personal, prejudicial or pecuniary interests held by members should be declared in accordance with the Councils Code of Conduct on any item of business at a meeting, either before it is discussed or as soon as it becomes apparent. Interests which appear in the Council Register of Interests should still be declared at meetings, where appropriate.
- 5.7 The agenda and supporting **papers** shall be in a standard format and circulated at least five clear working days in advance of meetings. The minutes of decisions taken at the meeting will be kept and circulated to partner organisations as soon as possible. Minutes will be published on Bury Council's web site.
- 5.8 **Access to Information** – Background papers will be made available for inspection at both LA officer in accordance with s 100D Local Government Act 1972. It is important to ensure that all councillors are kept aware of the work of the Board and a copy of the minutes will be circulated to all Councillors. The Board shall be regarded as a Council Committee for Access to Information Act purposes. Freedom of Information Act provisions shall apply to all business.
- 5.9 All meetings will be held in **public**. The Board will retain the ability to **exclude representatives** of the press and other members of the public from a defined section of the meeting having regard to the confidential nature of the business to be transacted, publicly on which would be prejudicial to the public interest (Part 5A and Schedule 12A, Local Government Act, as amended).
- 5.10 All Members will have full voting rights, including Members substituting for that meeting. Where there are equal votes the Chair of the meeting will have the casting vote, there will be no restriction on how the Chair chooses to exercise his/her casting vote.
- 5.11 Only one **amendment** to a proposal may be moved and discussed at a time and no further amendment shall be moved until the amendment under discussion has been disposed of, providing the chairperson may permit two or more amendments to be

discussed (but not voted on) together if circumstances suggest that this course would facilitate the proper conduct of the Joint Committee business.

- 5.12 Any member of the Joint Committee may request the Joint Committee to record the votes of individual members of the Joint Committee on a matter for decision.
- 5.13 **Meeting costs** will be shared jointly by the partner authorities.
- 5.14 A **Sub group** will only be established following resolution at the Joint Planning Committee and in consultation with the Monitoring Officers of the partner authorities.
- 5.15 Ward Councillors may speak on applications affecting their Ward (This could include a neighbouring ward(s) outside the application area which can be impacted upon) at meetings of the Joint Committee and subject to the Chair's discretion
- 5.16 Members of the public are also welcome to attend and take part by speaking, explaining their concerns either for or against a proposal, or simply listening to the Joint Committee debate. Members of the public should ideally register their intention to speak with the relevant Council's Democratic Services Department prior to the Joint Committee meeting taking place. Otherwise, addressing the Committee during the meeting would be at the Chair's discretion.
- 5.17 The standard practice should be that one person is allowed to speak for, and one person against, a proposal. If more people are interested they will be asked to agree who the single spokesperson should be; exceptionally more than one person may be able to speak at the discretion of the Chair, the Chair should say at the end of each presentation that another speaker for or against is permissible only where items have not been covered by the earlier speaker.
- 5.18 Each speaker should aim to speak for a maximum of three minutes so that it is fair for all parties involved. The Chair has the right to stop a speaker after their time limit has been exhausted.
- 5.19 Ward Councillors not on the Joint Committee are not invited to attend site visits and if present at the same time, should not address any Members of the Joint Committee during any visits. They are not an opportunity for further engagement and hearing representations by the applicant or members of the public for forms of lobbying, debate and submission of new information.
- 5.20 Site visits can be useful to identify features of a proposal which may be difficult to convey in a written report or via the use of photographs/drawings, but site visits can cause delay and additional costs and should only be used where the expected benefit is substantial. A valid reason needs to be noted if an application is deferred for a site visit at the Joint Committee meeting.

- 5.21 Site visits should involve the whole Committee, although this may not always be possible. They should be carefully conducted in order that there can be no accusation of bias, pre-determination or other impropriety against Members of the Joint Committee. Site Visits will be led by the Chair or Vice Chair with advice from appropriate officers who would remain present at all times during the arranged visit.
- 5.22 It is important to remember that site visits are 'visits' and not meetings with applicants and other members of the public. Site visits are an opportunity for Members of the Joint Committee to see the site and have the proposal explained by the appropriate officer(s), with an opportunity to ask questions of the officer(s) about the proposal. The site visit is not an opportunity to engage directly with members of the public, Ward Councillors not on the Planning Control Committee, the applicant or any consultees, landowners, supporters or objectors to a planning application.
- 5.23 Planning Applications will be received by both authorities, and a **single joint** report will be prepared from Officers from each partner authority.
- 5.24 The **order of business** shall be indicated in the agenda for the meeting, the Chair may amend the order of business without notice prior to the first substantive item being considered.
- 5.25 When a motion is under debate by the Joint Committee no other motion shall be moved except the following:
- To amend the recommendation;
 - To adjourn the meeting;
 - To adjourn the debate;
 - To exclude the public under section 100 of the Local Government Act 1972;
 - To postpone consideration on an item.
- 5.26 The ruling of the chair shall not be open for discussion.
- 5.27 The Joint Committee may **delegate a function** to an Officer.
- 5.28 The Joint Committee may appoint such task teams or working groups as they consider appropriate in order to consider and report to the Joint Committee on specific matters.

APPENDIX 1 – JOINT PLANNING COMMITTEE BOUNDARY

Appendix 1: Joint Planning Committee Boundary

The map displays the Joint Planning Committee Boundary for Bury and Rochdale. The boundary is marked by a thick red line, enclosing a large area of land. The map includes various geographical features like rivers, roads, and buildings. Labels for locations such as Bury, Rochdale, and surrounding areas are visible. A dashed black line also outlines a different boundary area.

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