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AGENDA FOR

PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : G Staples-Jones (Chair), C Boles,
A Chaudhry, P Davies, D Duncalfe, M Hayes, B Ibrahim,
D Quinn, J Roith, M Rubinstein, M Walsh and U Farooq

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, 20 October 2026
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 1ST SEPTEMBER 2026 *(Pages 3 - 4)*

The Minutes of the meeting held on Tuesday the 1st September 2026 are attached.

4 PLANNING APPLICATIONS *(Pages 5 - 56)*

Reports attached.

5 DELEGATED DECISIONS *(Pages 57 - 76)*

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 77 - 80)*

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 NATIONAL SCHEME OF DELEGATION *(Pages 81 - 102)*

A report from the Head of Development Management is attached to provide an update as to the implementation of the National Scheme of Delegation for determination of Planning Applications.

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:	1 st September 2026
Present:	Councillor G Staples-Jones (in the Chair) Councillors C Boles, A Chaudhry, D Duncalfe, M Hayes, B Ibrahim, G Martin, J Roith and M Walsh
Public Attendance:	6 members of the public and no members of the press were in attendance at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillors U Farooq, D Hill, D Quinn and M Rubinstein.
Councillors A Chaudhry and G Martin acted as substitute representatives for Councillors Hill and Rubinstein.

PCC.2 DECLARATIONS OF INTEREST

There were no declarations of interest.

PCC.3 MINUTES OF THE MEETING HELD ON THE 28TH JULY 2026

Delegated decision:

That the Minutes of the meeting held on the 28th July 2026 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 supplementary information to add in respect of application numbers 72542 and 73410.

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

Delegated decisions:

1. That the Committee was **Minded to Approve** the following application in accordance with the reasons put forward by the Development Manager in the report and the supplementary information submitted and subject to all other conditions included, along with the signing and completion of a Section 106 agreement for recreation provision in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1. If the agreement was not signed within a reasonable timeframe, then delegated authority would be sought by the Development Manager to determine the application:-

Land adjacent to 62 Springside Road, Bury, BL9 5JQ

Application for reserved matters (appearance, landscaping, layout and scale) following outline approval (68815) for 12 no. dwellings and all details required to discharge the following conditions from application 68815: 6 (Drainage Strategy), 7 (Boundary Treatment), 9

(Amphibians Avoidance Measures), 11 (Hedgehogs and Other Mammals Avoidance Measures), 16 (Highways Aspects) and 18 (Travel Plan Strategy)

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

Former Ambulance Station, Cemetery Road, Ramsbottom, Bury, BL0 9PU

Demolition of former Ramsbottom Ambulance Station and erection of 3 no. dwellings with associated parking, private gardens and landscaping

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 THE NATIONAL SCHEME OF DELEGATION- FOR PLANNING DECISION MAKING

A report from the Head of Development Management was submitted on the implementation of the National Scheme of Delegation for the determination of Planning Applications.

Delegated decision:

That the report and appendices be noted.

PCC.8 URGENT BUSINESS

No urgent business was report.

COUNCILLOR G STAPLES-JONES

Chair

(Note: The meeting started at 7.00pm and ended at 7.25pm)

Title	Planning Applications
To:	Planning Control Committee
On:	20 October 2026
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:** Bury East - Redvales **App No.** 73392

Location: Rose And Crown Inn, 36 Manchester Old Road, Bury, BL9 0TR
Proposal: Change of use from pub (Sui Generis) to 3no. self-contained apartments
Recommendation: Approve with Conditions **Site Visit:** N

02 **Township Forum - Ward:** North Manor **App No.** 73557

Location: Sedgewell, Brandlesholme Road, Tottington, Bury, BL8 4DZ
Proposal: Construction of single storey dwelling to the garden of Sedgewell, with associated site access.
Recommendation: Approve with Conditions **Site Visit:** N

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Ward: Bury East - Redvales

Item 01

Applicant: CM Properties (NW) Ltd

Location: Rose And Crown Inn, 36 Manchester Old Road, Bury, BL9 0TR

Proposal: Change of use from pub (Sui Generis) to 3no. self-contained apartments

Application Ref: 73392/Full

Target Date: 27/08/2026

Recommendation: Approve with Conditions

Description

The application property is an end terraced building on the western side of Manchester Old Road and the northern side of Barker Street. Previously, the building has been used as a public house. The boundary to the rear is formed by timber fencing, and it is open to the front onto the pavement.

Previous application 73003 with the description to change the use of the property from a pub (Sui Generis) to a 12 bed (single occupancy) HMO (House in Multiple Occupation) (Sui Generis) together with the erection of a rear dormer extension was refused in June 2026. This current application is now proposed to change the use of the pub (sui generis) to 3no apartments.

The proposal includes 1no apartment at ground floor and 2no apartments at first floor. At ground floor, the proposed apartment would be approximately 96.2sqm in size and would feature two bedrooms for the maximum occupancy of 2 people.

At first floor, the apartments would be 40.5sqm and 52.5sqm, each with one bedroom. The apartment 40.5sqm in size would be for single occupancy with the 52.5sqm apartment for double occupancy. In total there, the proposed would accommodate a maximum of 5 people. Each apartment would also have a living room. kitchen and bathroom.

Cycle storage is provided with 4 cycle spaces provided. No parking is provided for the property. A small rear yard measuring approximately 20sqm is provided, with space allocated within this area for 2 x 600L waste bins and 1 x 1100L waste bin.

The area is residential in nature, with parking on the street common however it is restricted, with residents requiring permits.

Relevant Planning History

73003 - Change of use from Pub (Sui Generis) to 12 bed (single occupancy) HMO (House in Multiple Occupation) (Sui Generis); rear dormer extension - Refused 03/06/2026

Publicity

22 neighbouring properties were consulted on 07.07.2026. Due to the amendment of the description from 4no apartments to 3no apartments, amended neighbour letters were re sent on 27.08.2026.

6 objection comments from 5 neighbouring properties have been received detailing the following concerns:

- Too many shared houses in the area already
- Impact on services
- Impact on parking
- Anti-social behaviour concerns
- Impact on the road network, particularly during school hours due to proximity to schools
- Lack of outside amenity space for future residents
- The proposal is for an HMO
- Residents will not want to integrate into the community
- The pub allowed people to socialise
- Issues with fly tipping
- Overlooking into neighbouring properties

All respondents have been notified of the Planning Control Committee Meeting.

Statutory/Non-Statutory Consultations

Traffic Section - commented that whilst parking may be cited as an issue within this locality, the existing lawful use of the building was as a pub and had living accommodation on the first floor and therefore would not be able to object on parking grounds.

Parking Services - commented that residents would be able to apply for parking and visitor permits for the street. They were not aware of any recent complaints regarding lack of available parking on this street but did suggest that they did not see how the introduction of further addresses could compromise the availability.

Waste Management - made the following comment:

- We would allocate 1 x 1100ltr general waste bin, 1 x 660l paper/card bin and 1 x 660ltr glass/can/plastics bin. All to be emptied on a 3 weekly basis.
- The landlord/managing agent would be responsible for purchase of the bins and they should be in place before tenants move in.
- Gate would need to be wide enough to facilitate the sizes of bins.
- Access would be required into rear yard for our operatives to retrieve and return the bins for collections.

Pre-start Conditions - Not relevant

Development Plan and Policies

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
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

SPD11	Parking Standards in Bury
SPD15	Residential Conversions
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 (Residential)

The proposed is to change the use of an existing pub (sui generis) into 3no apartments (Class C3). Given the site is located within a predominantly residential street, a residential use within this area would be considered acceptable.

Loss of a Community Asset

Within the NPPF, Paragraph HC6 states that development proposals should not result in the loss of community facilities unless:

- a. It can be demonstrated that there is no reasonable prospect of the use being retained, either due to there being insufficient community support for the service it provides, or because it is no longer viable or feasible to operate (in the case of shops and public houses where commercial viability is an issue, evidence should be provided that reasonable steps have been taken to market the property for its existing use without success, for a period of at least 12 months); or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision, in a location which offers comparable or improved accessibility for the community it serves; or
- c. The decision-maker is satisfied that there is sufficient alternative provision of the type of use concerned in the local area, such that its loss will not diminish access to key community facilities and public service infrastructure.

Within the submitted planning statement, the applicant states that they do not seek to rely solely upon an assertion that the Rose & Crown is commercially unviable. The applicant therefore provides no evidence that HC6.1(a) is applicable in this case.

Instead, the applicant has provided examples of 6 other public houses within an approximate 800m radius to comply with HC6.1(c). The applicant states that all these public houses are open. These include:

1. Staff of Life (approx 537m from the site)

2. The Knowsley (approx 600m from the site)
3. The Art Picture House (approx 540m from the site)
4. The Robert Peel (approx 775m from the site)
5. Old White Lion (approx 750m from the site)
6. The Clarence (approx 730m from the site)

Given the above, and the proximity of the site to Bury Town Centre and sustainable transport links, it is considered in this instance that the proposal complies with the requirements of Policy HC6 of the NPPF.

Housing Density

PfE Policy JP-H4 requires new housing developments 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 and the site falls in an area where a minimum density of 70 dwellings per hectare should be had regard to.

The proposed would introduce 3no apartments within a site approximately 0.0157 hectares in size. This would lead to a dwellings per hectare (dph) value of approximately 191.1. This exceeds the 70 dph outlined within Policy JP-H4 and therefore the proposed would be considered acceptable.

Visual Amenity

In terms of visual amenity, an additional window is proposed on the ground floor of the southern side elevation. Given this would match the size and design of the existing windows, this would not create an unacceptable visual amenity impact.

A small northern side outrigger is also proposed to be demolished, as well as the bricking up of a small window on the northern side elevation. Given these are contained within the rear garden area of the building, this would not have an impact on the visual amenity of the street scene.

No other amendments are proposed, and given most of the alterations are internal, the visual amenity of the streetscape is unlikely to be impacted, the proposals are considered to be compliant with Policies EN1/2 - Townscape and Built Design and 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.

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

SPD 6 provides guidance on interface distances between existing residential properties and new development.

The proposed would introduce habitable room windows at ground and first floor on the

eastern and southern side elevations.

In terms of the habitable windows introduced on the front elevation, the interface distance would be approximately 13.5m between habitable rooms. Despite this being less than the 19.5m considered the minimum standard in SPD 6, terraced streets of this nature often do not meet this, and the existing relationship of the street is below this standard. The habitable rooms to the front also do not encroach further than the existing property and so it would be acceptable in this instance.

In terms of the habitable rooms to the southern side elevation, 10m is the interface distance which is slightly below the 12m that would be required however, given this is an existing relationship, it would again be considered acceptable.

Any windows proposed on the western or northern side elevations, which directly face neighbouring properties and garden areas are either proposed to be non-habitable or obscure glazed which would lessen any future impacts.

Therefore, in respect of the amenity of neighbouring properties, the proposal is considered to be acceptable.

Future Residents

The Nationally Described Space Standards (NDSS) sets out minimum requirements for floor space within new dwellings. The guidance within this document is a minimum standard and is detailed below:

1 bedroom, 1 person dwellings (with a bathroom) - 39sqm
1 bedroom, 2 person dwellings - 50sqm
2 bedroom, 3 person dwellings - 61 sqm
2 bedroom, 4 person dwellings - 70 sqm

A double bedroom should also have a minimum floor area of 11.5sqm.

The proposed apartment sizes are as below:

Apartment 1 (ground floor apartment) - 96.3sqm
Apartment 2 - 40.5 sqm
Apartment 3 - 52.5sqm

Given the above, each apartment meets the requirements outlined within the NDSS. Furthermore, each bedroom proposed as a double bedroom also exceeds the 11.5sqm requirement.

The proposed floor plans also indicate that living/dining/kitchen areas will be sited above and below one another as will the proposed bedrooms in order to reduce any acoustic impacts between the proposed apartments between floors.

SPD 15 relates to Residential Conversions. Paragraphs 3.24 and 3.25 of SPD 15 state the below:

3.24 Applicants for residential conversion will need to demonstrate that the proposal would provide an adequate amount of external amenity space for its residents where the opportunity exists. This should be at least in the form of a yard or a garden at the rear of the property. The exact amount of garden/yard space should be directly related

to the needs of the likely residents.

3.25 Generally, the amenity space provided should allow:

- occupants to be able to sit outside in the fresh air;*
- for ease of accessibility for all residents; and*
- for a safe and secure environment (secure by design).*

The amenity space proposed in the rear yard of the property is approximately 20sqm in total size, which will be reduced by the need for waste bins and the cycle storage proposed. Given this, there is a very limited private amenity space proposed for the proposed apartments.

When considering Paragraph 3.24 however, it notes that external amenity space should be provided 'where opportunity exists'. Given the consultee comments from colleagues within Waste Management, as well as the requirements regarding cycle storage within SPD 11, as well as the existing size restriction of the yard area at the site, it is considered that the opportunity does not exist to create a larger private amenity space.

It is also considered that due to the location of the site in close proximity to sustainable transport links (270m to the nearest bus stop, and approximately 570m to the nearest tram stop and bus interchange), as well as being located within walking distance (approx. 287m) of public amenity space, a lack of private amenity space at this property would be considered acceptable in this instance.

Furthermore, when considering Paragraph 3.25, the amenity space would be easily accessed by residents, and would be safe and secure environment.

The proposal is therefore considered to comply with the requirements set out in UDP Policy H2/4 - Conversions and H2/1 - The Form of New Residential Development, as well as the guidance outlined within SPD 15.

Highways Issues/Parking

Highways

Highways Engineers were consulted and had no objections to the proposed. They commented that whilst parking may be constrained within the area, the existing use as a pub and living accommodation at the first floor meant that it would not be reasonable to object.

Parking

SPD 11 provides guidance on parking provision for developments within the borough.

In terms of SPD 11, it states that there should be a minimum of 1 space per dwelling for apartments within Zone 2. This would equate to a parking provision of 3 spaces for the proposed. SPD 11 also states that there should be 0.25 spaces per dwelling allocated for visitors, which would equate to 0.75 spaces for this development. Together, this would mean the minimum parking provision for this development should be 4 spaces. As the proposed does not indicate any off road parking provision, this is therefore a shortfall.

It is necessary however to consider the existing parking provision for the pub. SPD 11 states that there should be 1 space allocated per 20sqm of floor area which would equate to over 9 spaces.

Given this, the proposed use requires a lesser parking provision than the existing use. Furthermore, parking services were consulted as part of this application who noted that residents would be able to apply for parking permits for the street. They also noted that they have not received any complaints recently regarding limited available parking space on this street.

Given the above, and that the site is within walking distance to sustainable transport links such as Bury Tram Stop and Bury Interchange, the LPA cannot reasonably object to the lack of parking in this instance.

Cycle Spaces

The proposed plans indicate there would be 4 cycle spaces available at the property. SPD 11 states that 1 cycle space should be provided for each unit, meaning the property should have a minimum of 3. Given the above, this is considered acceptable.

Waste Management

Waste Management colleagues were consulted and made the below comments:

- We would allocate 1 x 1100l general waste bin, 1 x 660l paper/card bin and 1 x 660l glass/can/plastics bin. All to be emptied on a 3 weekly basis.
- The landlord/managing agent would be responsible for purchase of the bins and they should be in place before tenants move in.
- Gate would need to be wide enough to facilitate the sizes of bins.
- Access would be required into rear yard for our operatives to retrieve and return the bins for collections.

On the submitted proposed site plan, there is space allocated within the rear yard for the bins necessary above. This is therefore considered acceptable. Furthermore, the gate at the rear yard has been widened on the proposed plans in order to allow the bins to move in and out freely.

Subject to an approval, an informative would be added that to advise that the landlord/managing agent would be responsible for purchase of the bins and they should be in place before tenants move in as well as informing the landlord that access would be required into rear yard for operatives to retrieve and return the bins for collections.

Carbon and Energy

JP-S2 of PfE aims to deliver a carbon neutral Greater Manchester no later than 2038 and aims, amongst other things, to ensure residential developments achieve energy demand reductions and should be consistent with 2022 Part L Building Regulations.

Within the supporting information, the applicant states the below:

In compliance with Policy JP-S2 of the Places for Everyone (PfE) plan, our development prioritises the minimisation of energy demand and maximisation of energy efficiency.

The following will be done to the property to ensure the guidance within JP-S2 is met:

- 1) Cavity Wall Insulation: Any empty cavity walls will be fully filled, subject to a check for suitability from an accredited installer and approval by local authority building control.
- 2) Loft Insulation: loft spaces will be checked and filled with appropriate insulation.
- 3) Floor Insulation: uninsulated suspended timber floors, where easily accessible from

underneath will be insulated.

4) HVAC (Heating controls) will be upgraded with central heating that has a programmable timer, room thermostat or thermostatic radiator valves.

5) Energy efficient lighting will be used throughout

These measures align with the 2022 Part L Building Regulations and underscore our dedication to creating a sustainable and energy-efficient development.

Given the above, the proposed is considered compliant with Policy JP-S2 of PfE.

Digital Connectivity

Policy JP-C2 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.

The supporting information submitted alongside this application states that the premises will have an internet provider such as BT and Sky. This will be full fibre optic connectivity. The premises' wifi will only be for the residents, and would not be accessible to the public.

This is therefore considered acceptable.

Response to Objection Comments:

Most objection comments have been discussed within the body of the report.

Objections based on who will live there, and whether they will integrate into the community, are not material planning considerations.

There is no evidence that the introduction of apartments in an existing residential area would lead to an increase in anti-social behaviour.

The proposal is not for an HMO, the proposed plans clearly show self-contained apartments with no shared facilities, other than the rear garden area. This does not constitute a development considered an HMO. Furthermore, there is currently an Article 4 Direction in place restricting the lawful change of use of properties from Class C3 dwellings to Class C4 HMOs, and therefore if the proposed was to change to an HMO, it would require the benefit of planning permission.

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 Sheet 2 of 3 Rev H and Sheet 3 of 3 Rev H 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.

4. The bin storage facilities indicated on the approved plans shall be made available prior to the occupation of the apartments hereby approved and maintained thereafter.

Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway and in the interests of good design, pursuant to Policy EN1/2: Townscape and Built Design, H2/4: Conversions, H2/2: The Layout of New Residential Development of the Bury Unitary Development Plan, Policies JP-P1: Sustainable Places, JP-C5: Streets for all, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan, SPD11: Parking Standards in Bury and the National Planning Policy Framework.

5. The cycle storage arrangements indicated on the approved plans shall be provided and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off-street cycle storage arrangements and provision for this mode of transport, in the interests of promoting active travel modes, road and pedestrian safety, pursuant to Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan, Policies JP-C5: Streets for All, JP-C6: Walking and Cycling, and JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.

6. The apartments to which this approval relates shall be used for C3(a) use and for no other purpose (including any other purpose in Class C 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 safeguard the amenities of the occupiers of nearby residential accommodation and in the interests of satisfactory accommodation and associated servicing and cycle parking provision, pursuant to Policy EN1/2 - Townscape and Built Design and H2/4 - Conversions of the Bury Unitary Development Plan,

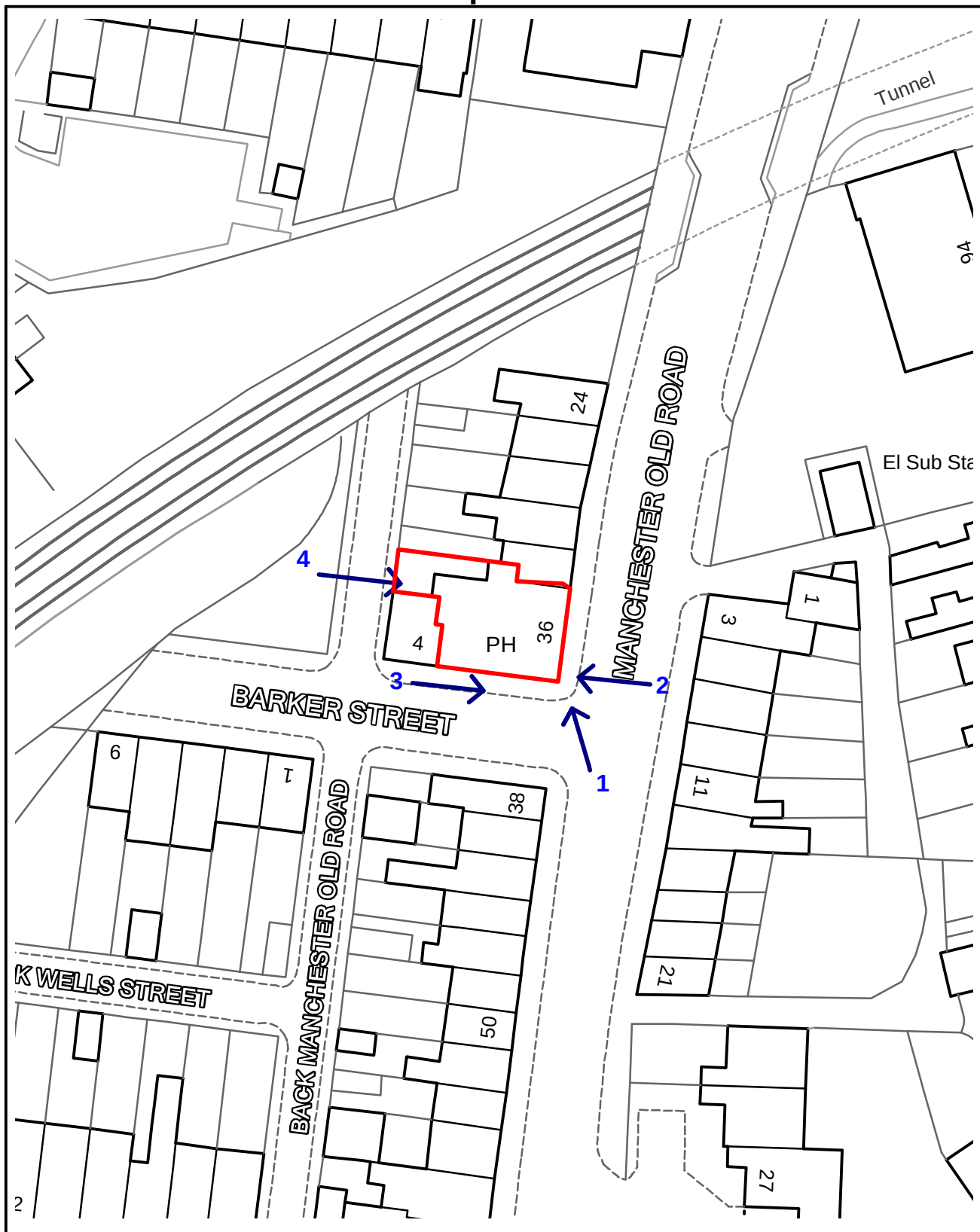
Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development of the Places for Everyone Joint Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.

7. The ground floor apartment hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.

Reason. To secure the satisfactory accessible and adaptable development of the site, pursuant to Policy HT5/1: Access for Those with Special Needs of the Bury Unitary Development Plan and Policy JP-H3: Type, Size and Design of New Housing of the Places for Everyone Joint Development Plan.

For further information on the application please contact **Charlotte Orrell** on **0161 253 5426**

Viewpoints



Application 73392

36 Manchester Old Road, Bury,

ADDRESS: BL9 0TR



Bury
Council

Planning, Environmental and Regulatory Services

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73392

Photo 1



Photo 2



73392

Photo 3



Photo 4



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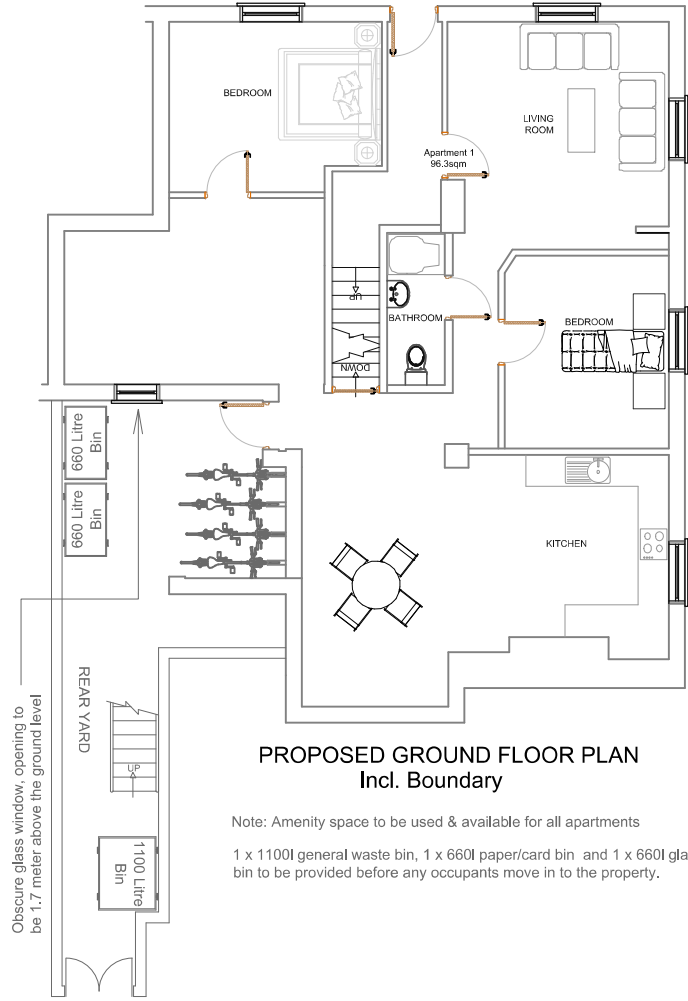
Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architects for clarification.

All materials and workmanship to be accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

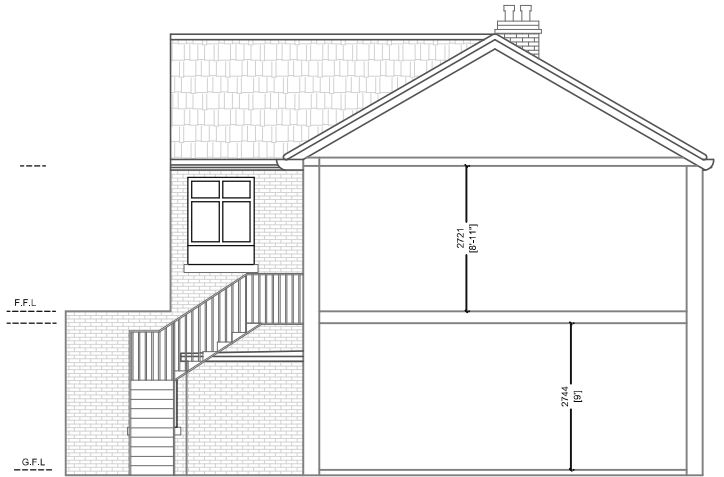


PROPOSED GROUND FLOOR PLAN
Incl. Boundary

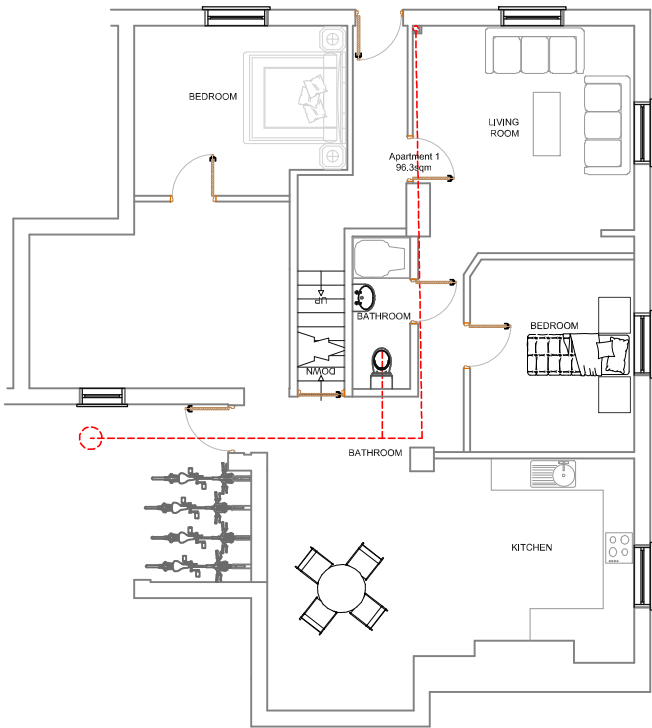
Note: Amenity space to be used & available for all apartments
1 x 1100l general waste bin, 1 x 660l paper/card bin and 1 x 660l glass/can/plastics bin to be provided before any occupants move in to the property.



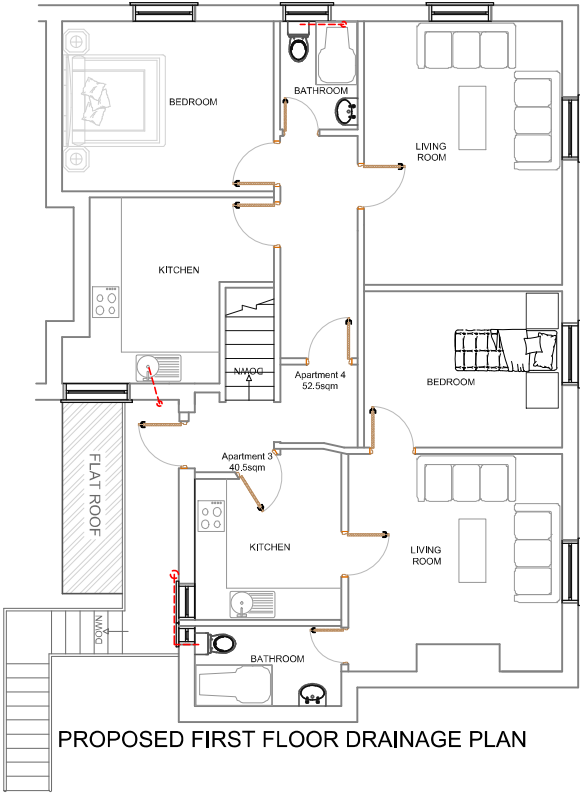
PROPOSED SITE PLAN



PROPOSED SECTION TO SHOW CEILING & LOFT HEIGHT



PROPOSED GROUND FLOOR DRAINAGE PLAN



PROPOSED FIRST FLOOR DRAINAGE PLAN



PROPOSED BLOCK/SITE PLAN @ Scale: 1: 200



PROPOSED BLOCK/SITE PLAN @ Scale: 1: 500



0 5m 10m

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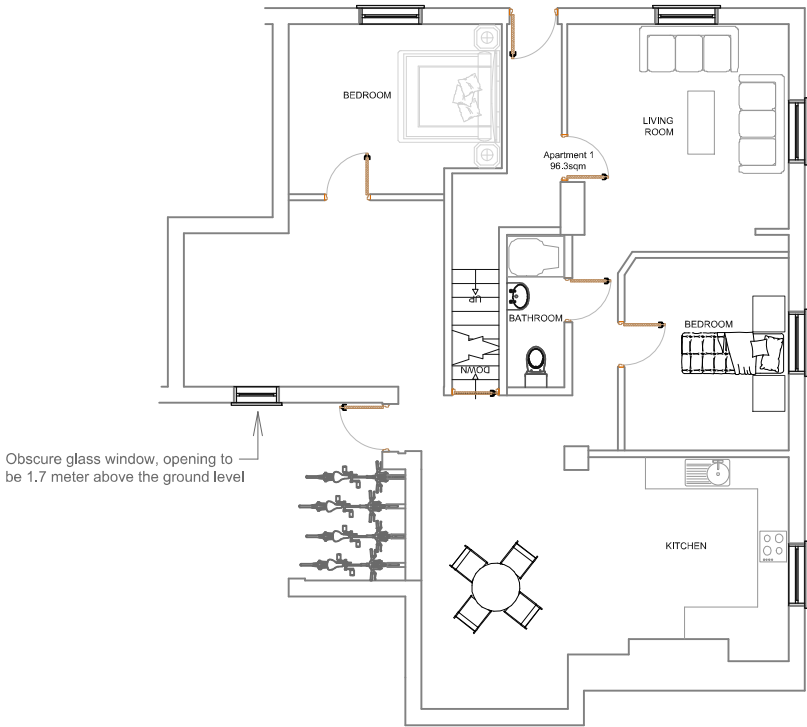
Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

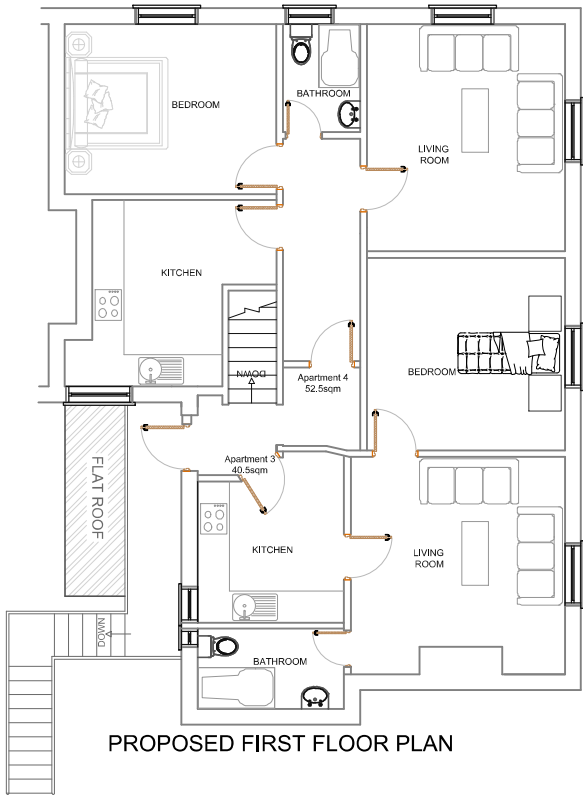
Any discrepancies are to be reported to the architects for clarification.

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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

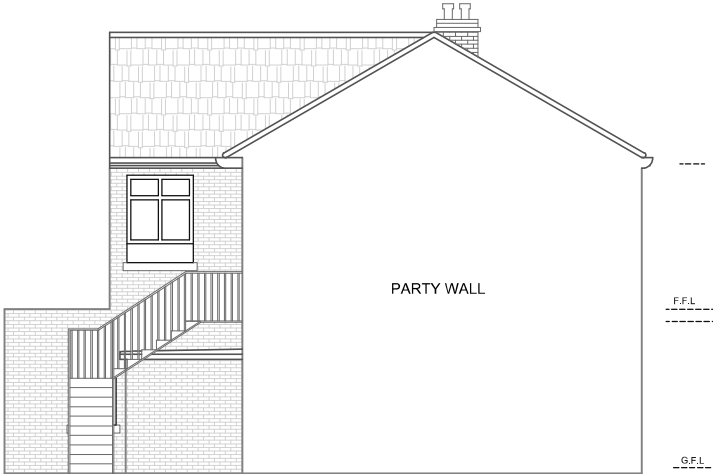
This application seeks planning consent for change of use from a vacant pub to four self contain apartments, two apartments are designed to accommodate one person and two apartments can accommodate two adults.

- Apartment 1 : Internal gross area 96.3sqm two bed apartment designed to accommodate two adult.
- Apartment 2 : Internal gross area 40.5sqm one bed apartment designed to accommodate one adult.
- Apartment 3 : Internal gross area 52.5sqm one bed apartment designed to accommodate two adults.

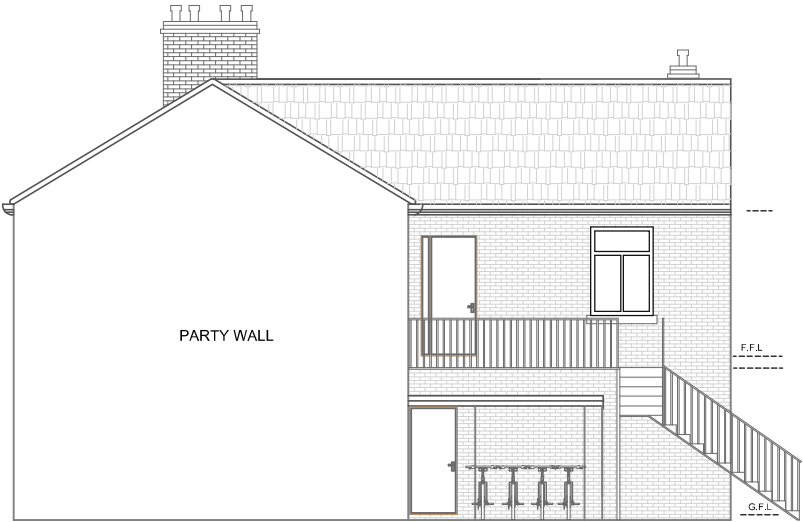
Amenity space has been provided in rear yard, bike storage has been created by demolishing the side wall of existing toilets, four bikes can be securely store in the proposed area.
Two 660 litre and one 240 litre bins can be stored in rear yard as shown in the site plan, one bin will take general waste and two bins for recycle waste
Amenity space has been provided in rear yard, bike storage has been created by demolishing the side wall of existing toilets, four bikes can be securely store in the proposed area.
Two 660 litre and one 240 litre bins can be stored in rear yard as shown in the site plan, one bin will take general waste and two bins for recycle waste



PROPOSED FRONT ELEVATION



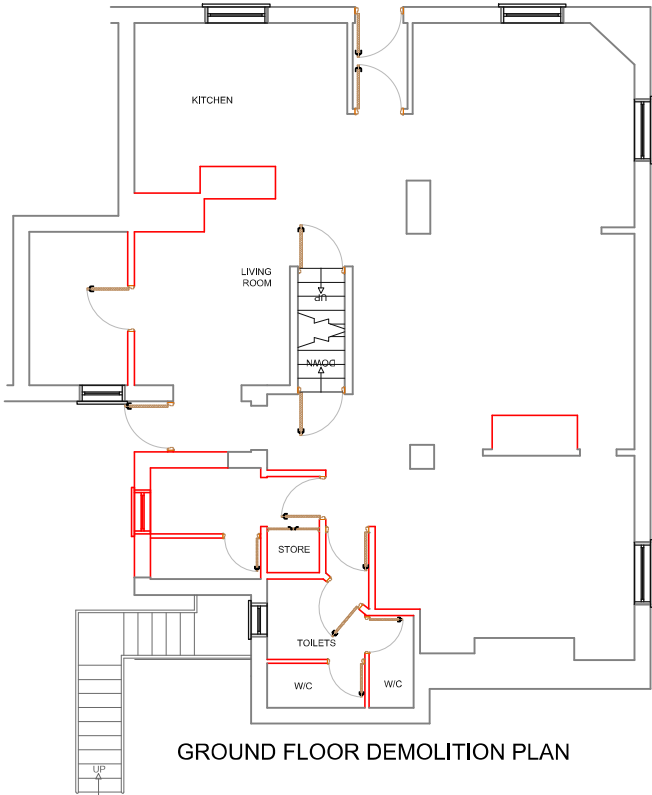
PROPOSED REAR ELEVATION



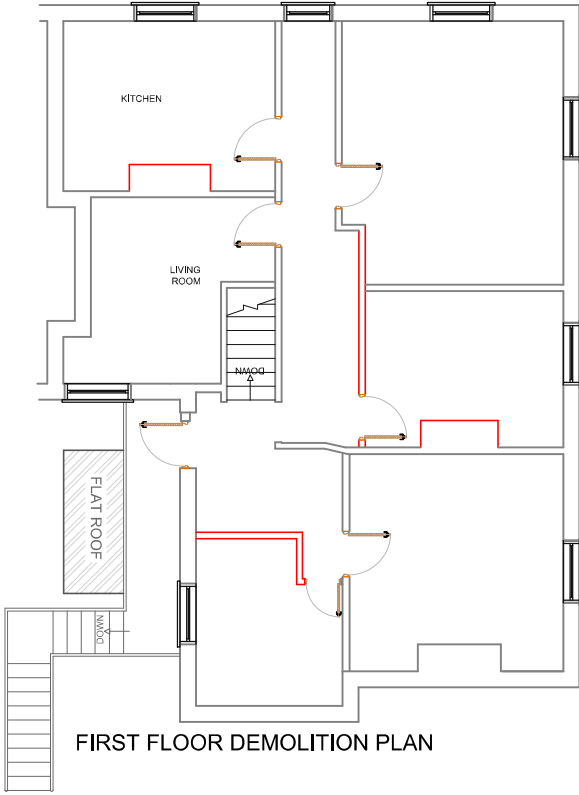
PROPOSED SIDE ELEVATION (NORTH)



PROPOSED SIDE ELEVATION(SOUTH)



GROUND FLOOR DEMOLITION PLAN



FIRST FLOOR DEMOLITION PLAN

Structure highlighted in red going to be removed

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Ward: North Manor

Item 02

Applicant: Mr Cuthbertson

Location: Sedgewell, Brandlesholme Road, Tottington, Bury, BL8 4DZ

Proposal: Construction of single storey dwelling to the garden of Sedgewell, with associated site access.

Application Ref: 73557/Full

Target Date: 14/10/2026

Recommendation: Approve with Conditions

Description

The application relates to an area of garden to the side of the property known as Sedgewell, that is located to the south west of Brandlesholme Road within a row of residential properties. The site is located within the Green Belt, and there is a group TPO that runs along the front and side boundary of the site. Public Right of Way Footpath 39TOT also runs along the eastern boundary of the site.

Planning permission is sought for the construction of a single storey dwelling within the side garden of the host property. This would include the introduction of a new access point off the existing driveway of the main dwelling.

Relevant Planning History

33556 - Outline - Detached Dwelling. Refused 09/10/1997. Appeal dismissed.

41732 - Two storey garage and office extension; pitched roof to existing garage (to become living accommodation) - Refused 19/01/2004. Appeal Dismissed.

49847 - Conversion of flat roof to pitched on existing garage; single storey extensions to rear of garage and side - Approve with Conditions 28/05/2008

63187 - First floor extension at side with rear balcony structure - Approve with conditions 12/10/2018

66466 - Retrospective application for 1.8m high boundary fence and gates - Refused 22/03/2021. Appeal dismissed.

72091 - Lawful development certificate for proposed single storey garden building - Lawful Development 15/08/2025

03129/E - Use of approved garden building as dwelling - Enquiry completed 03/12/2025

72818 - Lawful development certificate for proposed single storey garden building - Lawful Development 17/02/2026

Publicity

Neighbour letters sent to 7 neighbouring properties 25/08/2026

Site Notice 02/09/2026

Press Notice in the Bury Times 27/08/2026

3 objections received in relation to:

- The site is in the Green belt and earlier proposals were refused on this basis.
- The approval could create a precedent for nearby development.
- The historic route to Shepherd Street, surviving stone boundary slabs, nearby trees and evidence linked to Diveleach Farm should be protected.
- The construction of the original dwelling in the 1950s/60s led to the loss of stone slabs and an ancient public well and surviving historic features should be safeguarded.
- Previous investigations identified remains of Dover Chapel and a possible early boundary; further investigation and a watching brief are requested.
- United Utilities should be advised of historic drainage channels authorised across the land in 1867 to supply Tottington Mill.
- The access now proposed is the same access previously created for the abandoned development proposals.
- Concern in relation to the felling of trees that are protected.
- The arboricultural report states that trees will be removed, but the ecology responses states none will be removed.

Amended plans received, showing an amended access. Additional neighbour letters sent 05/10/2026.

Respondents have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section and Public Rights of Way Officer - No objections. Conditions requested in relation to the submission of a construction traffic management plan and implementation of the amended access and parking arrangements. Informative requested in relation to the need to safeguard people using the public right of way.

Waste Management - No objections raised.

Environment Section - Contaminated Land - A Preliminary Risk Assessment has not been submitted with the application. Due to the sensitivity of the proposed development a contaminated land assessment is required. Conditions therefore requested in relation to the submission of a site characterisation and risk assessment, remediation strategy and verification plan, unexpected contamination and imported soil.

Environment Section - Air Quality - The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the Planning Practice Guidance-Air Quality and EPUK Guidance, an air quality assessment will not be required. A condition is requested in relation to the implementation of electric vehicle charge points.

United Utilities (Water and waste) - United Utilities has no further comment on this application

Greater Manchester Ecology Unit - There are unlikely to be any significant ecological issues associated with this development. A standard bird nesting condition and a scheme for biodiversity enhancement should be applied.

G M Archaeological Advisory Service (GMASS) - Having reviewed the development proposal against our records, GMAAS is satisfied that the delivery of the scheme will not damage any known or suspected remains of archaeological interest. As such, no further consideration of archaeological matters is warranted in this instance.

Drainage - To be updated in supplementary.

Pre-start Conditions - Agreed by agent.

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/1	Tree Preservation Orders
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/3	Extensions and Alterations
H2/6	Garden and Backland Development
HT2/4	Car Parking and New Development
RT3/3	Access to the Countryside
RT3/4	Recreational Routes
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S1	Sustainable Development
JP-S5	Clean Air
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

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) (August 2026) is a material planning consideration in planning decisions.

NPPF Policy S3 - Presumption in favour of Sustainable Development sets out the presumption in favour of development and distinguishes between development within settlements and development outside settlements.

This application is within a settlement, therefore NPPF Policy S4 - Principle of Development within Settlements applies. This states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

NPPF Policy HO7 gives substantial weight to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community.

NPPF Annex D paragraph 8 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 an appropriate buffer. The supply of housing must be assessed against the housing requirement set out in the development plan where this is 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.

The buffer applicable to the five year supply assessment is based on NPPF Annex D paragraph 9. In Bury's case, a 5% buffer is required in accordance with paragraph 9c.

A 20% buffer is no longer required because:

- the latest Housing Delivery Test result exceeds 85% (NPPF Annex D paragraph 9b: 2025 result = 114%); and
- the collective PfE requirement for all 9 PfE districts exceeds 80% of the LHN for those 9 districts (NPPF Annex D paragraph 9c: 10,305 PfE target against LHN of 12,470 = 83%).

The Council has carried out an assessment of the housing land supply to determine whether sites meet the deliverability tests in the NPPF and can contribute to the five year supply of housing land. Based on the 2025 5-year supply, a supply of 2,231 homes has been identified for the period from 2025-2030. This is set against a requirement for 2,270 homes (including a 5% buffer and having taken account of past over delivery). The Council can therefore demonstrate a 4.9 year supply of housing land including a 5% buffer (or 4.7 years if past over delivery is excluded). There is therefore currently a slight shortfall in the five year supply against the adopted housing requirement. Whilst the proposal is only for 1 dwellings, it would nevertheless make a small positive contribution to the housing land supply, which weighs in favour of the application.

The site is located within a settlement as such the proposal is considered to be acceptable in principle unless the benefits of doing so would be substantially outweighed by any adverse effects. Therefore, the proposed development would be acceptable in principle and

would be in accordance with Policies S3 and HO7 of the NPPF.

Principle (Green Belt)

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

Policy GB6 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Policy GB6 also states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Policy GB7 of the NPPF is clear that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it meets the listed exceptions:

- a) Development which is for agriculture, horticulture and forestry, or which is solely for nature conservation, restoration and/or enhancement;
- b) The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;
- c) Limited infilling in villages lying within the Green Belt;
- d) Limited affordable housing for local community needs under policies set out in this Framework or the development plan (for instance, on a rural exception site);
- e) The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;
- f) Certain other forms of development provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes. These are:

- i. Mineral extraction and processing, engineering operations, and transport, electricity network, water and telecommunications infrastructure required in a Green Belt location);
- ii. Development brought forward under a Community Right to Build Order or Neighbourhood Development Order;
- iii. Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- iv. The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.

- g) Development where all of the following apply:

- i. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- ii. There is an evidenced unmet need for the type of development proposed;
- iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and
- iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8.

Residential conversions are subject to UDP Policy OL1/4 Conversion and Re-use of Buildings in the Green Belt. This policy states that conversion would not be inappropriate provided:

- it does not have a materially greater impact on the openness of the Green Belt
- the building is permanent and capable of conversion without substantial rebuild
- the massing and design is appropriate
- suitable access can be provided
- services can be provided and
- there is not a threat to endangered species

These policies are supported by Supplementary Planning Document 8 -New Buildings and Associated Development in the Green Belt and Supplementary Planning Document 9 - Conversion and Re-use of Buildings in the Green Belt that seek to provide guidance to developers and applicants who wish to construct, convert or reuse buildings in the Green Belt.

Exception c of Policy GB7 allows limited infilling in villages, however the site is not located within a named village as set out under UDP Policy OL1/3 and as such this exception would not apply.

A Lawful Development Certificate for an outbuilding has been approved under application 72818. The outbuilding has not been constructed at this time. In order for exception b of Policy GB7 to comply this outbuilding would need to be constructed, and occupied in accordance with the Lawful Development Certificate (LDC).

NPPF Policy GB6 confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSC). Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

Very Special Circumstances

The applicant has put forward a case for redevelopment of the site, and highlighted that the proposal would lead to the re-use of an existing building and would be infilling within a village. This has already been addressed above. However, weight does need to be attributed to this Lawful Development Certificate as a meaningful fall back position for development of the site.

LDC 72818 approved a single storey outbuilding that complied with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015. As set out above this building has not yet been constructed however the approved building is considered to be lawful and as such can be constructed without Planning Permission. This approved outbuilding would be "L" shaped, a maximum of 18.5 metres wide, 12 metres deep, 4 metres tall and sited in the similar position as the proposed dwelling. The proposed dwelling would be 19.5 metre wide, 14 metres deep and 3.9 metres tall. The proposed dwelling also includes a pergola to the rear.

In terms of scale therefore, the proposal would be marginally bigger in terms of footprint than what could be constructed under the fall back of the approved LDC. The proposal however has a hipped, rather than gable roof and would be marginally reduced in terms of overall ridge height reducing the height and impact of the proposal through the design of the roof structure. It is considered that the LDC is a material planning consideration when

considering the harm on the openness of the Green Belt at this particular site and it is considered that the introduction of a dwelling of a similar scale and footprint to that already approved in this location would not have a detrimental impact on the openness of the Green Belt.

The NPPF is clear that substantial weight should be given to the harm to the openness of the Green Belt. SPD 8 also states that careful consideration should be given to the impact of a proposal when viewed from several locations within the immediate vicinity and wider countryside. The view of the proposal from main roads, public footpaths and settlements in particular will be given significant weight when assessing planning applications.

The building line along Brandlesholme Road is not a formal row. The proposed dwelling would be sited within the side garden of the existing dwelling at Sedgewell between the existing two storey dwelling and the two storey property at Dowry House infilling an existing gap between an established row of built development within the Green Belt. When viewed at a distance the proposal would be viewed in connection with this established ribbon of development along Brandlesholme Road. By infilling an existing gap within an established rib it is considered that the proposal and the associated delineated plot would therefore not lead to unrestricted sprawl, would not cause town to merge, would not encroach into the countryside, and would not impact the historic town character.

Given the above matters and the case presented, it is considered that these points do amount to very special circumstances and given the nature of this particular scheme, the site and its context in accepting the development, it is considered that it outweighs the in principle harm to Green Belt.

The proposed site is a gap within a ribbon of substantial residential properties. As such, the proposal would not conflict with the surrounding land uses nor would it create harm to the openness of the Green Belt given the above circumstances. It is considered therefore that the proposal would not have an adverse impact on the openness of the Green Belt and therefore it is considered that the proposal complies with the Policy considerations set out above.

Site History

It is acknowledged that there have been previous refusals, and appeals dismissed in relation to residential properties in this location.

Application 33556 was refused in 1997. This was an outline application. The appeal was dismissed as the proposal site was not considered to be an infill plot within a defined village. This has also been addressed in the report above, and the same conclusion reached.

The appeal was also dismissed as it would introduce a new focus for "human and vehicular activity into a substantial gap between the buildings" Whilst acknowledged that the proposal would introduce a building where there is currently an area of soft landscaping the access proposed for this particular scheme would utilise the existing access. The fall back position presented also clearly demonstrates that a building of the scale and shape proposed could also be constructed at this site without the benefit of Planning Permission.

It should also be noted that earlier applications at the site would have been assessed on Policy, and material planning considerations at that time. This application has been assessed in relation to existing Policy and material planning considerations which have changed since 1997.

It is evident from the previous LDCs at the site that you can construct a class E building in the same position, and of a similar scale to the dwelling proposed. The subdivision in the

plot would create a reasonable physical barrier between the existing and proposed dwelling and the proposal would meet aspect standards for dwellings. The proposal would utilise an existing access which would also overcome one of the previous reasons that the appeal was dismissed.

It should also be acknowledged that the Policy direction has given a broader acceptance of development within the Green Belt, allowing for cases for VSC to be reviewed and which has been set out above.

Layout and Design

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. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 35 dwellings per hectare at this site.

The application form states that the site is 0.15 hectares. Based on a total of 1 dwelling this would result in a density of 6 dwellings per hectare. This is below the minimum required.

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.

The applicant has put together a case based on local market issues and has referenced the Bury Housing Needs and Demand Assessment (2025) that identifies the greatest need in Bury is for 2– 3 bedroom properties and highlights a significant shortage of single-storey, accessible homes. The applicant also highlights that Nationally, bungalow construction has fallen from 11% of new homes (2010) to just 1% (2024). It is therefore considered that the proposal directly responds to this market issue. The applicant also highlights that the proposal needs to be justified in terms of landscape character and that the increase of 1 dwelling, to 2 dwellings within the overall site represents efficient use of the existing site without harming the local character.

Given the case presented in relation to the type of housing proposed, and the local character in terms of urban grain it is considered that the construction of a single unit on this site is acceptable.

UDP Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. 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 seeks to create a city region that consists of a series of beautiful, healthy and varied places. High quality design is fundamental to achieving this. 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.

In addition to the above UDP Policy H2/6 states that the Council will not support proposals that will result in the loss of private gardens and backland for infill development unless it can be shown that such proposals would not adversely affect the character and amenity of the area, when considering the relative density, impact on neighbouring properties and access

arrangements.

NPPF Policy L2 1.d.iii also confirms that where the development would involve the use of residential curtilages, development should not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings, unless additional development can be accommodated without harm to the overall character of the area.

The site is large enough to accommodate a dwellinghouse, and would not occupy more than twice the footprint of the existing dwelling at Sedgewell. Dwellings within the vicinity of the site generally tend to be two storey in height, however it is accepted that a single storey building can lawfully be constructed in this location. The height of the proposed dwelling also limits its impact on the Green Belt due to the established screening along Brandlesholme Road and the Public Right of Way 39TOT that runs along the side boundary of the site.

The proposed dwelling is set back from the highway that runs along the front of the property, with existing trees screening the majority of the site from public views. The proposed dwelling is of a comparable depth in relation to the adjacent property and the proposal would retain suitable levels of amenity space for both the existing dwelling and the proposed dwelling.

PfE Policy JP-H3 also states that all new dwelling must:

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

An assessment of compliance with NDSS has been made for a 1 storey, 1 bedroom, 4 person dwelling. The overall Gross Internal Area (GIA) exceeds the minimum GIA required. Both bedrooms exceed the minimum standards for a double occupancy bedroom in terms of floor area and width. Inbuilt storage areas are shown within the bedrooms and hallway that exceed the minimum standards.

Part M4(2) compliance can be secured by condition.

Amenity

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. There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property. An additional 3 metres would be applied for each additional floor.

The proposed dwelling would be offset from the rear elevation and shared boundary of Dowry House, and due to the angle of the rear elevation of this property would not be located directly to the rear of the principal elevation of this property. This property is also separated from the site from the existing public right of way.

The proposed dwelling would not impact a 45 degree line as taken from the nearest ground floor habitable rear window of Sedgewell. Given the scale of the property, at single storey and the proposed relationship with neighbouring properties it is considered that the proposal would not be unduly overbearing.

Any proposed side windows and doors are limited to secondary windows, or windows associated with non-habitable rooms such as an ensuite, studio, bathroom and utility. The front and rear habitable room windows would be screened by the existing front and rear boundary treatments. It is therefore considered that the proposal would not have any undue loss of privacy to the neighbouring properties.

Access, Highways and Public Right of Way

UDP Policy EN1/2 - Townscape and Built Design requires the consideration of the design and appearance of access, parking and service provision. PfE Policies JP-C5: Streets for All and JP-C6: Walking and Cycling requires 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.

Policy JP-P1 states that all development should be functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage. This is further supported by PfE Policy JP-C8 that states that the LPA should prioritise convenient and safe access to the site and buildings for all users and ensuring that the layout, design and landscaping of development prioritises the provision of safe, secure and attractive access to local services and facilities for pedestrians, cyclists and people with a disability.

The proposal site would be access from a shared driveway, utilising the existing access from Brandlesholme Road. Gates for the existing dwelling, and the proposed dwelling would be set back within the site to prevent any waiting on the highway to the front of the site.

The proposed dwelling would be sited off the shared boundary of the site and as such would not impact on the existing footpath/public right of way.

Parking

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 (SPD11) provides parking standards for developments. No parking for the proposed dwelling has been indicated on the plans submitted for comment.

The site is located within zone 4 as set out within SPD 11, as such 2no. parking spaces would be required. There is adequate space to the front and side of the dwelling to accommodate these spaces within the curtilage of the site and to allow turning within the site.

Ecology

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Section N2.1 part d) of the NPPF 2026 states that development proposal: should: Conserve and enhance existing natural features of visual,

historic or nature conservation value. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). UDP Policy EN8/2 supports and encourages new woodland and tree planting within the borough.

Protected Species

The development is shown as restricted to the existing garden lawn with limited removal of trees and the existing outbuilding also retained. Greater Manchester Ecology Unit (GMEU) have no records of species such as great crested newts from the locality. GMEU are therefore satisfied that it is very unlikely that any protected species will be effected by this development.

Nesting Birds

Some tree removal is shown to be required to facilitate the development. This can be dealt with by ensuring that tree removal and works are limited to outside of the bird nesting season.

Other Wildlife

Whilst it is likely that other wildlife occasionally traverse the garden, such as hedgehog and common toad, both priority species, given the nature of the site, a lawn and minor scale of the development, GMEU are satisfied that the risks of accidental harm during construction are very low. No further information or measures are therefore required.

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

The development will result in the loss of lawn to development. There appear to be no wildlife issues that will require mitigation.

GMEU are satisfied that the development is exempt from mandatory 10% BNG under the small-development exemption rule eg development site under 0.2ha.

The applicant notes that biodiversity enhancement measures will be incorporated in to the development. The details can be provided via a pre-commencement condition and could include measures such as integrated bird or bat boxes, a native tree or native boundary hedge planting.

Trees

UDP Policies EN8/1 and EN8/2 seek to support the retention of trees, woods, copses and hedgerows to encourage natural regeneration and new and replacement tree planting. PfE Policy JP-G7 seeks to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

TPO 19 runs along the front boundary, and side boundary of the site. The proposal seeks to remove T2 (conifer) G3 (1 x maple, 1 x apple and 1 x cherry) and H3 (hawthorn hedge) as part of the application. Tree T2 is located within the TPO boundary of the TPO but is not listed in the order as a species of tree that was protected. G3 appear to be located just outside of the TPO boundary, and again appear to be species not identified in the order. H3 is outside of the TPO boundary. As such it does not appear that any trees protected under TPO 19 would be removed as a result of the development.

The trees and hedge to be removed are considered to be B/C class condition, they are therefore moderate - low quality and value trees. Given the quality of the trees to be removed, and that some are fruit trees, no objections are raised subject to the agreement of suitable replacement trees which can be secured via a condition. In accordance with PfE Policy JP-G7 replacement is on the basis of two new trees for each tree lost.

The arboricultural method statement confirms that one tree, T6 would require a crown lift to 2.5 metres. This tree also appears to be outside of the TPO boundary.

T1 and T2 appear to be the only trees within the TPO boundary, that are protected by the TPO that may be impacted by the proposal. T1 is a sycamore and T3 is a beech. The arboricultural method statement shows tree fencing to protect these, and other retained trees outside of the TPO area during construction. Additional ground protection and scaffolding is also shown in the root protection areas of the protected trees towards the front of the site. A methodology for the construction of the access, that includes the installation of geotextile separation fabric and cellular confinement tree protection.

Given the above it is considered that the methodology presented would adequately protect the TPO trees on site. No objections are raised to the removal of the trees proposed subject to adequate replanting.

Permitted Development Rights

Given the nature of the site and the case presented in terms of the Green belt, and the need to ensure protection of the TPO trees along the boundary of the site it is proposed to remove particular permitted development rights from the dwelling in order to protect the vitality of the trees, namely extensions and outbuildings.

Carbon And Energy

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

The proposal seeks to incorporate a fabric-first approach. The scheme includes

- Photovoltaic panels positioned to maximise solar gain.
- An air source heat pump providing low-carbon heating.
- Permeable surfacing to assist with surface water management.
- High-performance glazing and airtightness measures.
- A pergola to the south facing elevation to assist with reducing potential over heating from solar gain.

In terms of Air Source Heat Pumps the main consideration in relation to this installation will be in relation to the noise created. As such UDP Policy EN7/2 is required to be considered for this application. This policy states that the Council will not permit development which could lead to an unacceptable noise nuisance to nearby occupiers and or/amenity users or development close to a permanent source of noise.

On the 29th May 2025 Class G was altered to relax the rules around ASHP allowing for larger units however the heat pump must comply with the Microgeneration Certification Scheme (MCS). The proposed site plan shows that the ASHPs would be located to the side of the proposed dwelling, a minimum of 7.3 metres away from the shared boundary, facing towards the public right of way and garden rather than a principal elevation of this property.

A condition will therefore be attached to the permission to ensure that the proposed air pumps do not exceed the noise limits defined by permitted development rights to ensure that the proposal would not impact on the amenity of the neighbouring properties.

Given the measures set out within the submitted Carbon and Energy Statement it is considered that the proposal complies with PfE Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2 requires development to have full fibre to premises connections unless

infeasible or unviable, with multiple-ducting.

The applicant has confirmed that the scale and location of the development present no constraints to the provision of fibre-based services, and connection can be secured through standard installation processes at the appropriate stage. The proposal would therefore comply with Policy JP-C2.

Response to Representations

Earlier applications at the site would have been assessed on Policy, and material planning considerations at that time. This application has been assessed in relation to existing Policy and material planning considerations.

Each application is assessed on a case by case, and site by site basis.

GMAAS have been consulted as part of the application and confirmed that the delivery of the scheme would not damage any known or suspected remains of archaeological interest. The applicant has also provided a report from the Holcombe Moor Heritage Group website in relation to an excavation of the Dover Chapel site undertaken in 2012 that concludes that from the evidence found they were unable to reach a conclusion about the use of the building other than as a domestic dwelling. The public right of way/historic route to Shepherd Street is outside of the red edge. As such, no further consideration of archaeological matters is warranted in this instance.

United Utilities have responded to the application and raised no objections. They have set out their standard informatives above their assets which would be included on any decision notice.

The access to the site has been amended during the application process, from a widened access to a shared driveway to serve the existing and proposed dwelling.

The assessment in relation to the trees to be felled has 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 26.688.SLP, 26/688-02, 26.688.05

Rev P09, 26.688.06 Rev P03, 26.688.07 Rev P02, 26.688.08 Rev P05, 26.688.09 Rev P04 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. 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 of Schedule 2 of the Order and Classes A to F of Part 2 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To avoid impact on the openness of the Green Belt and the loss of trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, Policies JP-G9: The Green Belt and JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework and Policies N3: Trees in new development and GB6: Control of development in the Green Belt of the National Planning Policy Framework (August 2026).

4. The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.

Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

5. Details/Samples of the (materials/bricks) 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/bricks 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

6. 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. Preliminary Risk Assessment (PRA). Submission of this document is the minimum requirement.

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

III. 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).

7. 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).

8. 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).

9. 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).

10. 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 validity 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).

11. Prior to occupation the applicant shall provide:

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

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).

12. No tree or shrub clearance shall occur or further demolition works shall occur between the 1 st March and 31 st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Places for Everyone Joint Development Framework Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, Bury Unitary Development Plan Policy EN6/3 - Features of Ecological Value and Policy N2 - Improving the Natural Environment of Section 19 of the National Planning Policy Framework (August 2026).

13. An ecological enhancement scheme shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of construction of the dwellings hereby approved. The contents of the plan should include:

1. Bat bricks and/or tubes within the new development
2. Bird box/swift nesting bricks
3. Native boundary hedge planting
4. 8no. replacement trees.

The approved scheme shall be implemented in full prior to occupation of the dwellings and thereafter maintained.

Reason. To secure the satisfactory development of the site and in order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN8/1 - Tree Preservation Orders, EN8/2 Woodland and Tree Planting, EN6/3 – Features of Ecological Value Places for Everyone Joint Development Framework Policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity, JP-G7- Trees and Woodland and Policy N2 - Improving the Natural Environment of Section 19 of the National Planning Policy Framework (August 2026).

14. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and in accordance with the approved Arboricultural Method Statement TRE/SG/Rev D. The development shall not commence unless and until the measures required by the British Standard and the approved Arboricultural Method Statement are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of protected trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework and Policy N3: Trees in new development of the National Planning Policy Framework (August 2026).

15. No trees subject to a Tree Preservation Order, unless indicated otherwise within the approved Arboricultural Method Statement TRE/SG/Rev D, shall be felled, lopped or topped before, during or after the construction period without the previous written consent of the Local Planning Authority.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework and Policy N3: Trees in new development of the National Planning Policy Framework (August 2026).

16. The construction of the proposed access shall be implemented in accordance with section 2.4 of the approved Arboricultural Method Statement TRE/SG/Rev D.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework and Policy N3: Trees in new development of the National Planning Policy Framework (August 2026).

17. Development shall not commence unless and until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the

Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and Policy F8 - Sustainable Drainage Systems and Watercourses of Section 18 of the National Planning Policy Framework (August 2026).

18. The proposed air source heat pumps shall comply with Microgeneration Certification Scheme (MCS) Planning Standards, and the volume of the air source heat pump's outdoor compressor unit (including any housing) shall not exceed 1.5 cubic metres.

Reason. No MCS details have been submitted with the proposed application and to protect the amenity of neighbouring occupiers pursuant to Development Plan Policy EN7/2 - Noise Pollution.

19. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.
2. Access route for all vehicles to the site from the Key Route Network.
3. Access point(s) for construction traffic from Brandlesholme Road and all temporary works required to facilitate access for ground works/construction vehicles.
4. If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adjacent adopted highway/shared access.
5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es) onto Brandlesholme Road.
7. Confirmation of hours of operation and number of vehicle movements.
8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
9. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
10. 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 construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the

dilapidation survey shall be implemented prior to the development hereby approved being first occupied/new access being brought into use.

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

20. The site access alterations and amended inward opening gating arrangements indicated on approved plan reference 26.688.05 Revision P09, incorporating all associated highway remedial works required as a result of the proposed development and any statutory undertakers connections to the site and measures to ensure that surface water is not discharged from the private shared access onto the adjacent adopted highway, shall be implemented prior to the development hereby approved being first occupied/new access being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

21. The vehicular and pedestrian access arrangements, turning facilities and bin storage arrangements within the curtilage of the site indicated on approved plan reference 26.688.05 Revision P09 shall be provided before the dwelling hereby approved is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

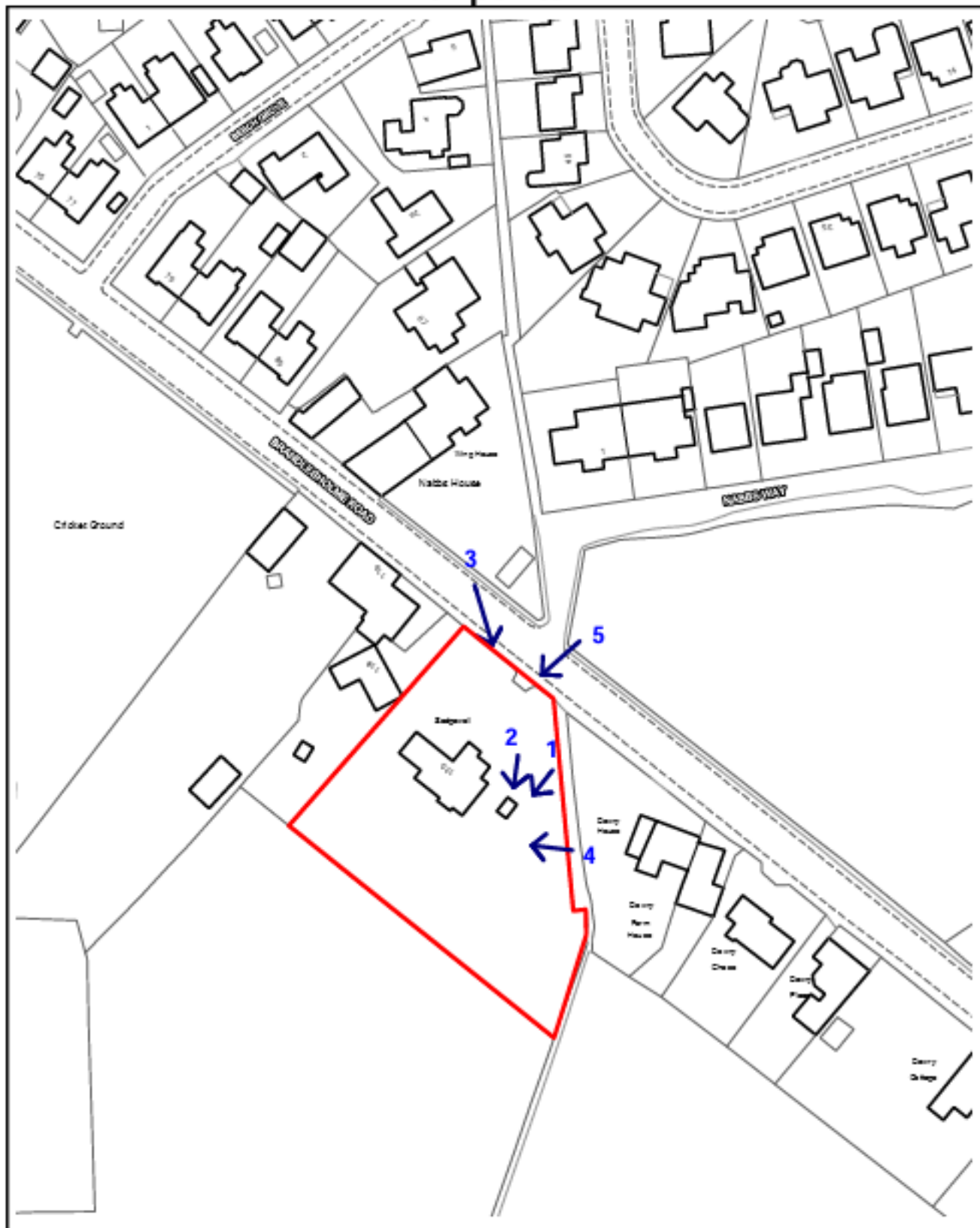
Reason. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

22. The car parking arrangements indicated on approved plan reference 26.688.05 Revision P09 shall be surfaced and made available for use prior to the dwelling hereby approved being first occupied and thereafter maintained at all times

Reason. To ensure adequate off-street car and cycle parking and to allow adequate space to maintain vehicles clear of the highway/adjacent access, in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Policy TR2: Local parking standards of the of the National Planning Policy Framework (August 2026).

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

Viewpoints



Application 73557
Sedgewell, Brandlesholme Road,
ADDRESS: Bury, BL8 4DZ



Bury
 Council

Planning, Environmental and Regulatory Services

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73557

Photo 1



Photo 2



73557

Photo 3



Photo 4



73557

Photo 5



Photo 6





Project	NEW DWELLING LAND ADJACENT TO SEDGEWELL, 130 BRANDLESHOLME ROAD, GREENHOUNT, BURY, BL9 4JZ
Drawing	PROPOSED ELEVATIONS
Client	MR. J. CUTHBERTSON
Des. By	EG
Scale	1:50 @A1
Orig. No.	26.688.08
Orig. Size	A1
Date	28/08/28

JOHN HOLT ARCHITECTS LTD.

3 WINCHESTER ROAD BURY LANCASHIRE BL9 8DR
TELEPHONE 0161 764 8314 FACSIMILE 0161 764 8395
E-MAIL raj@notaconcrete.co.uk
DO NOT SCALE DRAWING





ABBREVIATIONS

CH	Cable Height
CL	Cover Level
EH	Eaves Height
FH	Fire Hydrant
GU	Gully
LP	Lamp Post
MH	Man Hole
RH	Ridge/Roof Height
SP	Sign Post
TC	TricAD Control
TF	Top of Fence
TL	Threshold Level
TP	Telegraph Pole
TW	Top of Wall
WV	Water Valve

NOTE
 All levels and coordinates relate to OSGB36(15) using GNSD data.
 Levels defining edge of carriageway are observed at channel (bottom of kerb).



SITE LOCATION PLAN

JOHN HOLT ARCHITECTS LTD.

SEDGEWELL, 120 BRANDLES HOLME ROAD, GREENMOUNT
26 688 SLP

3 MANCHESTER ROAD BURY LANCASHIRE BL9 0DR
TELEPHONE 0161 764 8314 FACSIMILE 0161 764 8885
E-MAIL mail@holtarchitects.co.uk

DO NOT SCALE DRAWING

NOTES		
This drawing is copyright. No unauthorised copying or drawing without the express permission of the architect.		
Do not scale from prints. Use figure dimensions only.		
Consent to show all dimensions on site prior to commencement of work.		
All works to be carried out in accordance with current statutory health and safety regulations.		
This drawing is to be read in conjunction with an relevant specification, JIS, a schedule of work, construction and a bill of materials. Consents to be obtained to all proposed works affected with completion.		
REV	AMENDMENTS	DATE
PO1	Project Name and client	12/04/20
PO2	Utility window frames	14/06/20
PO3	ADMP measures from M2001	16/06/20
PO4	Burglary resistant entrance	14/06/20
	Amend options	



1 PROPOSE FLOOR PLAN

Project	NEW DWELLING AND ADJUNCT TO RESIDENTIAL 100 BRIMLEY ROAD, UPPERSHAW, BURY, BL9 4JZ
Drawing	PROPOSED GROUND FLOOR PLAN
Client	Mrs. J. CUTHBERTSON
Drawn By	PO
Scale	1:50 @A1
Dwg No.	20-000-06
Dwg Size	A1
Date	28/03/20

JOHN HOLT ARCHITECTS LTD.

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BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

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PLANNING CONTROL COMMITTEE

20 October 2026

SUPPLEMENTARY INFORMATION

Item:01 Rose And Crown Inn, 36 Manchester Old Road, Bury, BL9 0TR
Application No. 73392
Change of use from pub (Sui Generis) to 3no. self-contained apartments

Extension of Time - Yes 21/10/2026

Nothing further to report.

Item:02 Sedgewell, Brandlesholme Road, Tottington, Bury, BL8 4DZ Application
No. 73557
Construction of single storey dwelling to the garden of Sedgewell, with
associated site access.

Extension of Time - Yes 23rd October 2026

Nothing further to report.

REPORT FOR NOTING

**Agenda
Item**
5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	20 OCTOBER 2026
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 BACKGROUND

This is a monthly report to the Planning Control Committee of the delegated planning decisions made by the officers of the Council.

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-None**Contact Details:-**

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 **21/08/2026** and **09/10/2026**



Ward:

Application No.:	72981	App. Type:	CONDIS	28/08/2026	Approve
Location:	Unit 3, Roach Bank Road, Bury, BL9 8RY				
Proposal:	Application to discharge condition nos. 4 (Ground Contamination and subsequent remediation) & no. 11 (Details of a sustainable surface water drainage scheme and a foul water drainage scheme) on planning permission 68897				
Application No.:	73089	App. Type:	CONDIS	14/09/2026	Approve
Location:	Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich				
Proposal:	Application to part discharge condition 17 (Hard and Soft Landscaping), condition 44 (detailed lighting scheme), condition 45 (landscape & ecological management plan (LEMP)) and condition 48 (hard & soft landscaping scheme) relating to Phase 1A (Travel Hub) of planning permission 70449				
Application No.:	73195	App. Type:	CONDIS	28/08/2026	Split Decision
Location:	Land adj Bealey Industrial Estate, Dumers Lane, Radcliffe, Manchester, M26 2BD				
Proposal:	Application to discharge condition 6 (materials), condition 7 (construction environmental management plan (CEMP), condition 8 (protected species survey), condition 10 (precautionary working method statement), condition 11 (invasive species), condition 12 (nesting birds & bats), condition 13 (habitat management & monitoring plan (HMMP), condition 15 (surface water drainage), condition 17 (contaminated land), condition 18 (remediation), condition 20 (unexpected contamination), condition 22 (electric vehicle charging points), condition 23 (dust emissions), condition 31 (construction traffic management plan (CTMP) and the Statutory Biodiversity Gain Plan condition on planning permission 71426				
Application No.:	73280	App. Type:	CONDIS	18/09/2026	Approve with Conditions
Location:	Star Radcliffe Academy, Spring Lane, Radcliffe, M26 2SZ				
Proposal:	Application to part discharge condition 4 (remediation strategy), condition 6 (safe site declaration) and condition 8 (community use agreement) on planning permission 72502				
Application No.:	73384	App. Type:	CONDIS	24/09/2026	Approve
Location:	Land at rear of Westminster Avenue, Radcliffe, Manchester, M26 3WD				
Proposal:	Application to discharge condition 3 (contaminated land), condition 5 (coal mining intrusive investigation) condition 6 (intrusive investigation safe & stable site report) and condition 10 (construction traffic management plan) on planning permission 71464				
Application No.:	73409	App. Type:	CONDIS	01/09/2026	Approve
Location:	Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury, M26 2ZT				
Proposal:	Application to discharge conditions 11 (Ground Contamination), 12 (Remediation Verification Report) and 17 (EV Chargers) on planning permission 71775				
Application No.:	73421	App. Type:	CONDIS	03/09/2026	Approve
Location:	Metrolink car park, Haymarket Street, Bury, BL9 0AY				
Proposal:	Application to discharge condition no. 6 (water main protection) on planning permission 72044				

Application No.:	73422	App. Type:	CONDIS	03/09/2026	Approve
Location:	Angouleme Way, Bury, BL9 0EL				
Proposal:	Application to discharge condition no. 4 (metrolink CMP) on planning permission 72017				
Application No.:	73450	App. Type:	CONDIS	25/09/2026	Refused
Location:	Land at Billberry Close & Albert Road, Whitefield, Manchester, M45 8BL				
Proposal:	Application to discharge condition 4 (Site Verification Report) of planning permission 69535				
Application No.:	73458	App. Type:	CONDIS	25/09/2026	Approve
Location:	Ams Workshop, Edward Street, Radcliffe, Manchester, M26 9XX				
Proposal:	Application to discharge condition no. 3 (footway reinstatement and road markings) on planning permission 72645.				
Application No.:	73471	App. Type:	CONDIS	07/09/2026	Approve
Location:	Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury				
Proposal:	Application to part discharge condition 11 (surface water) of planning permission 66947				
Application No.:	73499	App. Type:	CONDIS	25/09/2026	Approve
Location:	Castle Brook Business Park, Balmoral And Windsor House, Hollins Brook Way, Bury, BL9 8RR				
Proposal:	Application to discharge condition 17 (Habitat Management and Monitoring Plan) of planning permission 72656				
Application No.:	73529	App. Type:	REG5	01/09/2026	Raise No Objection
Location:	217 Bury New Road, Radcliffe, Bolton, BL2 6QQ				
Proposal:	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus - 1no. freestanding cabinet				
Application No.:	73545	App. Type:	REG5	21/08/2026	Raise No Objection
Location:	Scholes Lane, Prestwich, Manchester, M25 0PD				
Proposal:	Notification under the Electronic Communications Code Regulations of the intention to install Electronic Communications Apparatus to an Existing Telecommunications Installation at Scholes Lane, Prestwich, Manchester, M25 0PD (National Grid Reference E:381791 N:403062)				
Application No.:	73559	App. Type:	CONDIS	25/09/2026	Approve
Location:	12A Whittaker Lane, Prestwich, Manchester, M25 1FX				
Proposal:	Application to discharge condition 5 (boundary wall details) of planning permission 71330				
Application No.:	73590	App. Type:	REG5	11/09/2026	Raise Objections
Location:	Jericho, Fairfield Hospital, Rochdale Old Road, Jericho, Bury, Greater Manchester, BL9 7TD				
Proposal:	Notification under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (As Amended) to utilise permitted development rights at CTIL_129980_22, VF3_44507_24, Jericho, Fairfield Hospital, Rochdale Old Road, Jericho, Bury, Greater Manchester, BL9 7TD (NGR:383033, 411645)				
Application No.:	73598	App. Type:	REG5	22/09/2026	Raise No Objection
Location:	Pavement Outside 256 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0EF				
Proposal:	Regulation 5 notification of intention to install a 9m light wooden pole				

Application No.:	73602	App. Type:	CON	24/09/2026	Raise No Objection
Location:	BOWLEE PLAYING FIELDS, HEYWOOD OLD ROAD, MIDDLETON, MANCHESTER, M24 4SD				
Proposal:	Article 18 consultation from Rochdale Council (PL/2026/0738) - Demolition and replacement of community centre to provide Community Sports and Wellbeing Hub (Hybrid Use Class F2/E(d)) comprising community sports and wellbeing facilities; football club training and community pitches; drainage and earthworks; provision of cricket nets; with associated hard and soft landscaping, parking, storage container, lighting, enclosures and boundary treatments.				
Application No.:	73611	App. Type:	PAVE	24/09/2026	Raise No Objection
Location:	Foresters Arms, 444 Bury New Road, Prestwich, Manchester, M25 1AZ				
Proposal:	Consultation on an application for placement of 4 tables and 8 chairs on the public highway.				
Application No.:	73614	App. Type:	REG5	25/09/2026	Raise No Objection
Location:	Pavement Outside Jolly Carters, Bury And Bolton Road, Radcliffe, Manchester, M26 4LA				
Proposal:	Regulation 5 Notice for Intention to remove 3 no. equipment cabinets and installation of 3 no. antennas, 2 no. equipment cabinets and ancillary development thereto.				
Application No.:	73618	App. Type:	CONDIS	08/10/2026	Approve
Location:	The Rectory, Church Lane, Prestwich, Manchester, M25 1AN				
Proposal:	Application to discharge conditions 3 (Details/Samples of the garage doors/bricks to be used in the external elevations) and 4 (Facilities for the storage of construction materials) relating to planning reference 70383.				
Application No.:	73625	App. Type:	REG5	30/09/2026	Raise No Objection
Location:	Hazel Hall Lane, Ramsbottom, Bury, BL0 9UR				
Proposal:	Regulation 5 Notification of intention to install 10m light wooden pole				
Application No.:	73631	App. Type:	REG5	25/09/2026	Raise No Objection
Location:	Pavement on Regent Street, side of 182 Hornby Street, Bury, BL9 5BA				
Proposal:	Regulation 5 Notice of intention to install a fibre cabinet				
Application No.:	73641	App. Type:	CONDIS	02/10/2026	Approve
Location:	Unsworth Cricket And Tennis Club Ltd, Pole Lane, Bury, BL9 8QL				
Proposal:	Application for the Discharge of the Condition 3 (detailed finish) to 73059				
Application No.:	73649	App. Type:	CONDIS	02/10/2026	Approve
Location:	399 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NR				
Proposal:	Application to discharge Condition 4 (Highway Access) of planning permission 73459.				
Application No.:	73651	App. Type:	CON	08/10/2026	Raise No Objection
Location:	Scout Moor Wind Farm Rochdale				

Proposal: Article 18 consultation from Rochdale Council (ref. 25/00680/FUL) Construction and operation of 12 wind turbines with a maximum height to the tip of the blade of 180 metres (above ground level), together with associated ancillary infrastructure comprising crane pads and hardstandings; new access tracks; improvement and widening works to Scout Road; onsite substation; underground electrical infrastructure and cabling; fencing and boundary treatments; external lighting; drainage infrastructure; habitat and moorland restoration works; public right of way works; landscaping; temporary construction compound and staging area; underground electrical grid connection to the Rossendale Bulk Supply Point; and associated engineering works; alongside the retention of and improvements to existing access tracks associated with the existing Scout Moor Wind Farm (Further Environmental Information).

Application No.: 73657 **App. Type:** REG5 08/10/2026 Raise No Objection
Location: Pavement Verge on Hilton Lane, at the side of Hilton House, Bland Road, Prestwich, Manchester, M25 9WL
Proposal: Regulation 5 Notice of intention to install 2no. 1538mm (W), 1515mm (H), 400mm (D) above ground cabinets

Application No.: 73692 **App. Type:** CON 08/10/2026 Raise No Objection
Location: Land At And Adjacent To Scout Moor Wind Farm Rossendale And Rochdale
Proposal: Article 18 consultation from Rossendale Borough Council (ref. 2025/0267) Construction and operation of 12 wind turbines with a maximum height to the tip of the blade of 180 metres (above ground level), together with associated ancillary infrastructure comprising crane pads and hardstandings; new access tracks; improvement and widening works to Scout Road; onsite substation; underground electrical infrastructure and cabling; fencing and boundary treatments; external lighting; drainage infrastructure; habitat and moorland restoration works; public right of way works; landscaping; temporary construction compound and staging area; underground electrical grid connection to the Rossendale Bulk Supply Point; and associated engineering works; alongside the retention of and improvements to existing access tracks associated with the existing Scout Moor Wind Farm (Further Environmental Information).

Ward: **Bury East**

Application No.: 73139 **App. Type:** FUL 06/10/2026 Approve with Conditions
Location: Broad Oak Farm House, Broad Oak Lane, Bury, BL9 7SS
Proposal: Change of use from summerhouse to dwellinghouse, change of use of adjoining land, including demolition of existing storage containers and formalisation of parking arrangements.

Application No.: 73185 **App. Type:** FUL 08/10/2026 Approve with Conditions
Location: 8, 8a & 12 Silver Street, Bury, BL9 0EX
Proposal: Conversion of 1st/2nd/3rd floors of 8 Silver Street from commercial (Class E) to 5 no. flats (Class C3) and 1st/2nd floors of 12 Silver Street to 4 no. flats (Class C3) with change of use of 8a Silver Street rear ground floor from shop (Class E) to associated bin/bike store; External alterations to rear elevation

Application No.: 73316 **App. Type:** ADV 02/10/2026 Approve with Conditions
Location: Casewells Flexi Hall, Murray Road, Bury, BL9 0BJ
Proposal: 2 no. externally illuminated signs; 6 no. non-illuminated signs

Application No.: 73369 **App. Type:** FUL 27/08/2026 Refused
Location: 12 Bolton Street, Bury, BL9 0LQ
Proposal: Installation of an ATM

Application No.:	73385	App. Type:	ADV	27/08/2026	Refused
Location:	12 Bolton Street, Bury, BL9 0LQ				
Proposal:	Installation of 2 no. non-illuminated signs to ATM				
Application No.:	73398	App. Type:	LBC	28/08/2026	Approve with Conditions
Location:	Ground Floor & First Floor to Third Floor Parts, 1 The Rock, Bury, BL9 0JP				
Proposal:	Listed Building Consent to dismantle the roof and various parts of the facade and storage of salvaged material following a fire				
Application No.:	73414	App. Type:	FUL	28/08/2026	Approve with Conditions
Location:	104 Sixth Avenue, Bury, BL9 7RP				
Proposal:	Variation of condition no. 2 (approved plans) on planning permission 73242 (Single storey extension at front with roof extension/alterations to existing two storey front extension and new entrance canopy; Two storey side extension and two storey rear extension): Two storey rear extension to project 4m instead of 3m				
Application No.:	73418	App. Type:	ADV	03/09/2026	Split Decision
Location:	36 The Rock, Bury, BL9 0NT				
Proposal:	Proposal A: Installation of 2 No. fascia signs complete with 2 No. sets of illuminated letters and logo (1 No. set of lettering per fascia sign); 1 No. internally illuminated projecting sign; 1 No. cash machine sign; and 1 No. bespoke vinyl entrance sign Proposal B: Several vinyl window manifestations				
Application No.:	73443	App. Type:	P3JPA	28/08/2026	Prior Approval Required and Granted
Location:	First floor, 62 Bolton Street, Bury, BL9 0LL				
Proposal:	Prior approval for change of use of first floor from class E to class C3				
Application No.:	73460	App. Type:	FUL	24/08/2026	Approve with Conditions
Location:	Lester House, 22-40 Market Street and 19 - 21 Broad Street, Bury, BL9 0AJ				
Proposal:	Replacement windows from grey aluminium to grey uPVC.				
Application No.:	73487	App. Type:	FUL	11/09/2026	Refused
Location:	The Car Depot, Derby Way, Bury, BL9 0NJ				
Proposal:	Change of Use from Car Showroom (Class Sui Generis) to Indoor Sport, Recreation or Fitness to use as Indoor Play Centre (Class E(d))				
Application No.:	73508	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	21-23 Central Street, Bury, BL9 0JN				
Proposal:	Amendment to shop front				
Application No.:	73509	App. Type:	ADV	07/09/2026	Approve with Conditions
Location:	21-23 Central Street, Bury, BL9 0JN				
Proposal:	1no new fascia sign to shopfront and 2no new projecting signs				
Application No.:	73568	App. Type:	FUL	02/10/2026	Approve with Conditions
Location:	47 Oxford Street, Pimhole, Bury, BL9 7EL				
Proposal:	Single storey rear extension; Flat roof rear dormer				

Ward: Bury East - Moorside

Application No.:	73376	App. Type:	FUL	14/09/2026	Approve with Conditions
Location:	Chadwicks Of Bury Ltd, Villiers Street, Bury, BL9 6BS				
Proposal:	Installation of new first floor window openings, 3 no. to west elevation, 2 no. to both south & east elevations				

Ward: Bury East - Redvales

Application No.:	73295	App. Type:	FUL	16/09/2026	Approve with Conditions
Location:	Kirwin House, 9 Manor Gardens, Bury, BL9 9FY				
Proposal:	Demolition of existing outbuilding; Single storey side/rear extension to house swimming pool; Two storey front extension with canopy; rear dormer; amendments to front fenestration; alterations to windows in rear elevation; alterations to fenestration of eastern elevation; 1no window to western elevation				

Application No.:	73572	App. Type:	FUL	02/10/2026	Approve with Conditions
Location:	Unit 3, Millett Street, Bury, BL9 0JA				
Proposal:	Proposed change of use of a vacant industrial unit to a motorcycle MOT testing centre (Class B2). Alterations to frontage, including roller shutter.				

Ward: Bury West

Application No.:	73256	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	Land adjacent to Lidl, off Victoria Street, Bury, BL8 1LE				
Proposal:	Construction of car park, erection of electric vehicle charging points and associated infrastructure, including CCTV and lighting.				

Application No.:	73257	App. Type:	ADV	11/09/2026	Approve with Conditions
Location:	Land adjacent to Lidl, off Victoria Street, Bury, BL8 1LE				
Proposal:	Installation of freestanding signage to comprise 3 no. Electric Vehicle Rapid Charging Dual-Post signs and 1 no. 4m Totem (internally illuminated)				

Application No.:	73331	App. Type:	FUL	27/08/2026	Approve with Conditions
Location:	2 Stephen Street South, Bury, BL8 2NT				
Proposal:	Hip to gable loft conversion with rear dormer; First floor extension at rear and installation of 2 no. roof lights at front; 2 no windows to side				

Application No.:	73424	App. Type:	FUL	30/09/2026	Approve with Conditions
Location:	509 Bolton Road, Bury, BL8 2DJ				
Proposal:	Demolition of conservatory; 2 no. two storey side extensions; Two storey/single storey rear extension with ground floor balcony; Front porch; Basement extension				

Application No.:	73457	App. Type:	LDCP	01/09/2026	Lawful Development
Location:	492 Bolton Road, Bury, BL8 2DU				
Proposal:	Lawful Development Certificate for proposed single storey lean-to				

Application No.:	73468	App. Type:	GPDE	28/08/2026	Prior Approval Not Required - Extension
Location:	24 Ivy Road, Bury, BL8 2PW				
Proposal:	Prior approval for proposed single storey rear extension				

Application No.:	73546	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	28 Euxton Close, Bury, BL8 2HY				
Proposal:	2 no. single storey rear extensions; Garage conversion with increase in roof height and link to single storey rear extension; Front porch				

Ward: **Bury West - Elton**

Application No.:	73353	App. Type:	FUL	24/08/2026	Approve with Conditions
Location:	309 Tottington Road, Bury, BL8 1SZ				
Proposal:	Retention of changes to shop front to create a floor to ceiling window and entrance door; retention of an existing external powder-coated steel security roller shutter to the front elevation.				

Application No.:	73452	App. Type:	FUL	30/09/2026	Approve with Conditions
Location:	61A Harvey Street, Bury, BL8 1NL				
Proposal:	Change of Use on First floor from Residential (Class C3) to Commercial (Class E)				

Application No.:	73506	App. Type:	ADV	01/10/2026	Approve with Conditions
Location:	Evans Halshaw, Crostons Road, Bury, BL8 1AA				
Proposal:	2 x no.internally illuminated Letters sets "BYD"; 1 no. internally illuminated letter set "Bury"; 1 no. internally illuminated letter set "Service"; 2 no. non illuminated fascia signs; 1 no. 6m high internally Illuminated Pylon sign and 1 no. internally illuminated Directional sign				

Application No.:	73535	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	15 March Drive, Bury, BL8 1XQ				
Proposal:	Two Storey Side/Rear Extension; Single Storey Rear Extension				

Ward: **North Manor**

Application No.:	73394	App. Type:	FUL	03/09/2026	Approve with Conditions
Location:	100 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NS				
Proposal:	garage conversion; two storey side extension; rear dormer extension				

Application No.:	73445	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	14 Ramsbottom Road, Tottington, Bury, BL8 4JS				
Proposal:	Variation of condition 2 (approved plans) of planning permission 71134 (Demolition of garage and shed and erection of single storey side and rear extensions with white render; new glazed entrance; first floor balcony at rear with balustrade at sides/rear; privacy screen at side and first floor window to side elevation); Removal of window to front elevation				

Application No.:	73456	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	399 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NR				
Proposal:	Change of use of land from paddock to domestic curtilage with garden shed.				
Application No.:	73459	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	399 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NR				
Proposal:	Variation of condition 2 (approved plans) on planning permission 70983 (Replacement two storey garage; rear dormer and PV panels to roof and create new vehicular access); Increasing the width of the garage to ensure the stairway and downstairs toilet are accommodated alongside the double garage; Reducing the pitch of the roof to provide additional headroom to the first floor, which allows space for a small en-suite to be accommodated; Adding two windows to the east elevation; Adding a utility space to the ground floor of the garage and increase in decking floor space to the rear				
Application No.:	73466	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	1 Greenpark Close, Tottington, Bury, BL8 4QB				
Proposal:	Single storey side and rear extension				
Application No.:	73477	App. Type:	FUL	17/09/2026	Approve with Conditions
Location:	4 Oak Avenue, Ramsbottom, Bury, BL0 9UY				
Proposal:	First floor side extension; Single storey rear extension; Front porch				
Application No.:	73488	App. Type:	FUL	17/09/2026	Approve with Conditions
Location:	5 Glenmore Road, Ramsbottom, Bury, BL0 9SR				
Proposal:	Single storey side/rear extension; alterations to windows and extension of driveway/access				
Application No.:	73498	App. Type:	FUL	08/10/2026	Approve with Conditions
Location:	2 Lee Street, Bury, BL9 6SF				
Proposal:	Single storey side extension; Single storey rear extension				
Application No.:	73515	App. Type:	PIP	10/09/2026	Refused
Location:	Land at Oak Avenue, Ramsbottom				
Proposal:	Application for Permission in Principle for the construction of up to 9 detached dwellings with associated residential curtilages and parking arrangements				
Application No.:	73596	App. Type:	GPDE	08/10/2026	Prior Approval Required & Granted - Ext
Location:	129 Walmersley Old Road, Bury, BL9 6SB				
Proposal:	Prior Approval for proposed additional floor to existing house				
Application No.:	73682	App. Type:	LDCP	06/10/2026	Lawful Development
Location:	8 Croich Green, Tottington, Bury, BL8 4PH				
Proposal:	Lawful development certificate for proposed single storey rear extension & 2 Juliet balconies in existing openings to rear				

Ward: **Prestwich - Holyrood**

Application No.: 72808 **App. Type:** FUL 26/08/2026 Approve with Conditions
Location: 2 Holyrood Drive, Prestwich, Manchester, M25 1QG
Proposal: Loft conversion with roof extension and 2 no. side dormers.

Application No.: 73283 **App. Type:** FUL 24/09/2026 Approve with Conditions
Location: 41 Farm Lane, Prestwich, Manchester, M25 2RX
Proposal: Demolition of existing rear conservatory/shelter and construction of single storey rear extension and partial amendment of roof from pitched to flat

Application No.: 73371 **App. Type:** FUL 01/09/2026 Refused
Location: 404 Bury Old Road, Prestwich, Manchester, M25 1PZ
Proposal: Change of use from domestic garage to nail salon/hairdresser (Class E); Garage door to be replaced with new window/infil & door

Application No.: 73395 **App. Type:** FUL 18/09/2026 Approve with Conditions
Location: 32 Newlands Drive, Prestwich, Manchester, M25 3BU
Proposal: Two storey extension at side; First floor extension at rear; Removal of existing porch and formation of new entrance

Application No.: 73425 **App. Type:** LDCE 27/08/2026 Lawful Development
Location: 11 St Margarets Road, Prestwich, Manchester, M25 2QB
Proposal: Lawful Development Certificate for existing 6 bedroom HMO (change of use from C3a to C4)

Application No.: 73464 **App. Type:** FUL 07/09/2026 Approve with Conditions
Location: 1 Birch Grove, Prestwich, Manchester, M25 3DP
Proposal: Single storey rear extension; Alterations to doors and windows

Application No.: 73478 **App. Type:** FUL 03/09/2026 Approve with Conditions
Location: 157 Heywood Old Road, Rochdale, Manchester, M24 4QR
Proposal: Single storey detached garden room

Application No.: 73531 **App. Type:** FUL 18/09/2026 Approve with Conditions
Location: 23 Warwick Avenue, Whitefield, Manchester, M45 6TU
Proposal: Variation of condition 2 (approved plans) of planning permission 70869 (Single storey side extension; Front and side porches; Loft conversion with rear dormer) to increase the size of the side extension

Application No.: 73534 **App. Type:** LDCE 25/09/2026 Lawful Development
Location: 23 Bedford Street, Prestwich, Manchester, M25 1HX
Proposal: Lawful Development Certificate for proposed single storey side extension

Ward: **Prestwich - Sedgley**

Application No.: 73000 **App. Type:** FUL 27/08/2026 Approve with Conditions
Location: 2-4 Kings Road, Prestwich, Manchester, M25 0LE
Proposal: Two storey rear extension; Extension of basement and change of fenestration to front elevation

Application No.: 73307 **App. Type:** FUL 04/09/2026 Approve with Conditions
Location: 69-71 Windsor Road, Prestwich, Manchester, M25 0DB
Proposal: Change of use of ground floor from office (Class E(g)(i)) to Synagogue (Class F1)

Application No.: 73362 **App. Type:** FUL 01/09/2026 Refused
Location: 9 Silverdale Avenue, Prestwich, Manchester, M25 0FD
Proposal: Two storey side and rear extension with juliette balcony; Single storey front extension; Hip to gable loft conversion with raised ridge rear dormer; Decking to rear with balustrade balcony

Application No.: 73388 **App. Type:** LDCP 04/09/2026 Lawful Development
Location: 37 Park Street, Prestwich, Manchester, M25 1EU
Proposal: Lawful development certificate for proposed change of use from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) to accommodate up to 5 occupants

Application No.: 73446 **App. Type:** FUL 24/09/2026 Approve with Conditions
Location: 299 Middleton Road, Manchester, M8 4LY
Proposal: Demolition of existing dwelling and erection of 1 no. replacement dwelling

Application No.: 73473 **App. Type:** FUL 17/09/2026 Approve with Conditions
Location: 18 Sedgley Avenue, Prestwich, Manchester, M25 0LS
Proposal: Single storey rear extension; Front Porch; Alterations to windows and doors

Application No.: 73540 **App. Type:** FUL 25/09/2026 Approve with Conditions
Location: 57 & 59 Bishops Road, Prestwich, Manchester, M25 0HS
Proposal: Raising of roof ridge height with front and rear dormers to form second floors at No. 57 and No. 59. First floor side extension; part two storey/part first floor rear extension at No. 57

Application No.: 73560 **App. Type:** FUL 02/10/2026 Approve with Conditions
Location: 95 Albert Avenue, Prestwich, Manchester, M25 0LU
Proposal: Variation of condition 2 (approved plans) of planning permission 72493 (Single storey rear extension, formation of accessible ramp at front/side and change of boundary treatment/fencing (to allow adequate access for wheelchair user)

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

Application No.: 73365 **App. Type:** FUL 11/09/2026 Approve with Conditions
Location: Ground Floor And Basement, 69 Sandy Lane, Prestwich, Manchester, M25 9PS
Proposal: Installation of a new basement window and door to rear elevation; Disabled access ramp with handrails to front elevation; Removal of existing rear staircase

Application No.: 73465 **App. Type:** FUL 02/10/2026 Refused
Location: 5 Rowany Close, Prestwich, Manchester, M25 9XD
Proposal: Demolition of existing car port; Single storey side extension; Roof terrace

Application No.: 73532 **App. Type:** FUL 25/09/2026 Refused
Location: 45 Agcroft Road East, Prestwich, Manchester, M25 9RQ
Proposal: Demolition of existing front porch/rear bay windows; Single storey front/ side extension;
Two storey side/rear extension; Loft conversion with hip to gable roof extension, raised
roof ridge and rear dormer

Ward: Radcliffe - East

Application No.: 73188 **App. Type:** FUL 22/09/2026 Approve with Conditions
Location: Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR
Proposal: Siting of single storey Portakabin building for use as canteen facility for a temporary
period of 5 years

Application No.: 73453 **App. Type:** FUL 22/09/2026 Approve with Conditions
Location: 79 Greenbank Road, Radcliffe, Manchester, M26 4FR
Proposal: Garage conversion; First floor side extension

Application No.: 73533 **App. Type:** LDCE 08/10/2026 Lawful Development
Location: 14 Butterworth Street, Radcliffe, Manchester, M26 2QY
Proposal: Lawful Development Certificate for existing 5 bedroom HMO (change of use from C3 to C4)

Application No.: 73547 **App. Type:** FUL 25/09/2026 Approve with Conditions
Location: 24 Sycamore Drive, Radcliffe, Manchester, M26 4SA
Proposal: Garage conversion

Ward: Radcliffe - North and Ainsworth

Application No.: 73116 **App. Type:** FUL 28/08/2026 Approve with Conditions
Location: Land at Bradley Fold Farm Cottages (plot 1), Bradley Fold, Bolton, BL2 6RW
Proposal: Erection of 1 no. dwelling

Application No.: 73117 **App. Type:** FUL 28/08/2026 Approve with Conditions
Location: Land at Bradley Fold Farm Cottages (plot 2), Bradley Fold, Bolton, BL2 6RW
Proposal: Erection of 1 no. dwelling

Application No.: 73279 **App. Type:** FUL 09/09/2026 Refused
Location: Starmount Residential Home, Browns Road, Radcliffe, Bolton, BL2 6RG
Proposal: Single storey front extension

Application No.: 73401 **App. Type:** FUL 08/10/2026 Refused
Location: Gorse Hill Farm, Starling Road, Bury, BL8 2HJ
Proposal: Two-Storey Front Extension; Two-Storey Rear Extension; Two-Storey Side Extension; New
Gable Roof Extension at front and Alterations to External Windows/Doors

Application No.:	73432	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	79 Countess Lane, Radcliffe, Manchester, M26 3NH				
Proposal:	Loft conversion with front and rear dormers				

Application No.:	73495	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	52 Montgomery Way, Radcliffe, Manchester, M26 3TG				
Proposal:	Ground floor side/rear extension; First floor side/rear extension				

Application No.:	73526	App. Type:	FUL	02/10/2026	Approve with Conditions
Location:	2 Bury And Bolton Road, Radcliffe, Manchester, M26 4LD				
Proposal:	Two storey side and front extension; First floor side/rear extension; Erection of detached garden room				

Application No.:	73574	App. Type:	PIP	29/09/2026	Approve
Location:	Gorsehill, 94 Starling Road, Radcliffe, Bury, BL8 2HH				
Proposal:	Application for Permission in Principle for the construction of 1 no. single detached dwelling				

Ward: **Radcliffe - West**

Application No.:	73255	App. Type:	LDCP	24/09/2026	Lawful Development
Location:	Outwood Motors Ltd, 1 Outwood Road, Radcliffe, Manchester, M26 1AQ				
Proposal:	Lawful development certificate for proposed change of use from vehicle repair workshop with storage to vehicle repair workshop with MOT testing station				

Application No.:	73387	App. Type:	LDCP	24/08/2026	Lawful Development
Location:	255 Stand Lane, Radcliffe, Manchester, M26 1JA				
Proposal:	Lawful development certificate for proposed loft conversion with flat roof rear dormer and juliet balcony and addition of rooflights to the front				

Application No.:	73474	App. Type:	FUL	06/10/2026	Approve with Conditions
Location:	252 Bolton Road, Radcliffe, Manchester, M26 3GW				
Proposal:	Change of use of Dwelling into 3 no. self contained flats				

Application No.:	73512	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	70 Greendale Drive, Radcliffe, Manchester, M26 1UQ				
Proposal:	Single storey rear extension				

Application No.:	73635	App. Type:	LDCP	25/09/2026	Lawful Development
Location:	11 Crompton Close, Radcliffe, Manchester, M26 1BU				
Proposal:	Lawful Development Certificate for proposed single storey rear extension				

Ward: **Ramsbottom**

Application No.: 73138 **App. Type:** FUL 07/09/2026 Refused
Location: Clark Craft Products, Empire Works, Railway Street, Ramsbottom, Bury, BL0 9AS
Proposal: Single storey extension at front

Application No.: 73372 **App. Type:** FUL 03/09/2026 Approve with Conditions
Location: Norcot, Moorbottom Road, Ramsbottom, Bury, BL8 4NS
Proposal: Installation of an electrically operated sliding gate and pedestrian access gate; New stone copings and ball pier caps to entrance pillars

Application No.: 73435 **App. Type:** PIP 02/09/2026 Approve
Location: Land North of 329 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ER
Proposal: Application for permission in principle for 5 - 8 no. dwellings

Application No.: 73437 **App. Type:** FUL 25/09/2026 Approve with Conditions
Location: 239 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ED
Proposal: Single storey side/rear extension; First storey side extension; Demolition of outbuilding

Application No.: 73467 **App. Type:** PIP 28/08/2026 Refused
Location: Land on the west side of Bury New Road/Peel Brow, Ramsbottom, BL0 0AZ
Proposal: Application for Permission in Principle for the construction of up to 9 no. zero carbon dwellings

Application No.: 73475 **App. Type:** FUL 01/10/2026 Approve with Conditions
Location: 5 Herevale Hall Drive, Ramsbottom, Bury, BL0 9RF
Proposal: Single storey rear extension; First floor side extension

Application No.: 73502 **App. Type:** FUL 30/09/2026 Approve with Conditions
Location: Peel Brow Primary, Fir Street, Ramsbottom, Bury, BL0 0BJ
Proposal: Partial replacement of fencing with new 2.4m high boundary fence and vehicular gates and associated works.

Application No.: 73594 **App. Type:** LDCP 02/10/2026 Lawful Development
Location: Bridgehall, Hawkshaw Lane, Ramsbottom, Bury, BL8 4LD
Proposal: Lawful Development Certificate for proposed replacement of existing wooden garage with stone garage.

Ward: **Tottington**

Application No.: 73361 **App. Type:** FUL 01/09/2026 Approve with Conditions
Location: 33 Leigh Close, Tottington, Bury, BL8 4HL
Proposal: Garage conversion to annex and single storey side extension

Application No.: 73479 **App. Type:** FUL 30/09/2026 Approve with Conditions
Location: 31 Hawes Close, Bury, BL8 1UH
Proposal: Single storey rear extension with storage area below

Application No.:	73500	App. Type:	PIP	11/09/2026	Approve
Location:	20 Brookthorpe Road, Bury, BL8 3AD				
Proposal:	Application for permission in principle for 1 no. dwelling				
Application No.:	73521	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	8 Hilltop Drive, Tottington, Bury, BL8 3HN				
Proposal:	Single storey rear extension				
Application No.:	73524	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	5 Walshaw Brook Close, Walshaw, Bury, BL8 3TB				
Proposal:	Single storey front extension and erection of canopy at front				
Application No.:	73551	App. Type:	FUL	01/10/2026	Approve with Conditions
Location:	135 Booth Street, Tottington, Bury, BL8 3JQ				
Proposal:	Removal of condition 3 (materials to match) of planning permission 73194 (single storey rear extension)				
Application No.:	73558	App. Type:	FUL	01/10/2026	Approve with Conditions
Location:	5 Beryl Avenue, Tottington, Bury, BL8 3NF				
Proposal:	Single storey rear extension; Re-roof of existing single storey rear extension; Door on side elevation				
Application No.:	73577	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	Meadow Head, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PP				
Proposal:	Variation of Condition 2 (approved plans) and Condition 3 (Materials) of planning permission 72895 (Two storey/single storey side extension with rear balustrade balcony) to change the exterior material				
Application No.:	73583	App. Type:	FUL	01/10/2026	Approve with Conditions
Location:	22 Northleach Close, Bury, BL8 1QD				
Proposal:	Two storey side extension; Single storey side and rear extension; Front and rear dormers				

Ward: **Unsworth (Historic)**

Application No.:	73317	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	49 Tintern Avenue, Whitefield, Manchester, M45 8WY				
Proposal:	Demolition of existing garage; Two storey side extension; Two storey dwelling at front/side;				

Ward: **Whitefield + Unsworth - Besses**

Application No.:	73338	App. Type:	FUL	30/09/2026	Approve with Conditions
Location:	154 Bury New Road, Whitefield, Manchester, M45 6AD				
Proposal:	Two storey rear extension to provide extended office accommodation (Use Class E(g)(i))				

Application No.:	73451	App. Type:	DEM	24/09/2026	Prior Approval Required and Granted
Location:	Garages Victoria Square, Whitefield, Manchester, M45 6AL				
Proposal:	Prior approval for proposed demolition - Demolition of garages 1 block of 8 Heap Street, 2 blocks of 10 Charles Street/Victoria Lane				

Application No.:	73573	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	2 Swinton Crescent, Bury, BL9 8PA				
Proposal:	Single storey side and rear extension				

Application No.:	73629	App. Type:	FUL	08/10/2026	Approve with Conditions
Location:	33 Harris Drive, Bury, BL9 8PS				
Proposal:	Single Storey Front Extension & Render of the Front of Property				

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

Application No.:	73340	App. Type:	FUL	27/08/2026	Approve with Conditions
Location:	6 The Spinney, Whitefield, Manchester, M45 7LZ				
Proposal:	First Floor Side Extension				

Application No.:	73413	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	12 Hey Croft, Whitefield, Manchester, M45 7HX				
Proposal:	Single storey rear extension; two storey side extension; front porch				

Application No.:	73417	App. Type:	FUL	30/09/2026	Approve with Conditions
Location:	23 Marle Croft, Whitefield, Manchester, M45 7NB				
Proposal:	First floor extension at front above existing garage				

Application No.:	73436	App. Type:	FUL	16/09/2026	Approve with Conditions
Location:	15 Hillingdon Road, Whitefield, Manchester, M45 7QQ				
Proposal:	Addition of new floor to existing bungalow; Demolition of existing conservatory; Construction of replacement ground floor extension; Two storey extension at front				

Application No.:	73440	App. Type:	FUL	27/08/2026	Approve with Conditions
Location:	38 Ringley Road, Whitefield, Manchester, M45 7LE				
Proposal:	Demolition of two storey rear/side extension; Two storey rear/side extension to include garage; Roof terrace				

Application No.:	73447	App. Type:	FUL	17/09/2026	Approve with Conditions
Location:	20 Ross Avenue, Whitefield, Manchester, M45 7FH				
Proposal:	Single storey side extension				

Application No.:	73449	App. Type:	FUL	30/09/2026	Approve with Conditions
Location:	3 Dunscar Close, Whitefield, Manchester, M45 7JG				
Proposal:	Single storey rear extension, First floor side extension; Demolition of porch; Partial demolition of garage; Alterations to windors and doors				

Application No.:	73485	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	21 Philips Drive, Whitefield, Manchester, M45 7PY				
Proposal:	First floor extension				

Application No.:	73504	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	2 Bradshaw Avenue, Whitefield, Manchester, M45 7JE				
Proposal:	Single storey side and front extension				

Application No.:	73517	App. Type:	FUL	06/10/2026	Approve with Conditions
Location:	6 Wentworth Avenue, Whitefield, M45 7GQ				
Proposal:	Demolition of existing dwelling; Erection of 1 no. dwelling				

Application No.:	73548	App. Type:	FUL	08/10/2026	Approve with Conditions
Location:	23 Dales Lane, Whitefield, Manchester, M45 7JN				
Proposal:	Timber fencing adding to existing masonry boundary wall to a max height of 2m; Installation of a side 2m gate				

Application No.:	73549	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	46 Parkstone Avenue, Whitefield, Manchester, M45 7QH				
Proposal:	Single storey side extension				

Application No.:	73599	App. Type:	FUL	08/10/2026	Approve with Conditions
Location:	21 Ferndale Avenue, Whitefield, Manchester, M45 7GP				
Proposal:	Variation of condition 2 (approved plans) on planning permission 72664 (Raise roof ridge height of existing bungalow to form two storey dwelling; single storey extension at rear; additional pitched roof dormer to front elevation and 3 no. pitched roof dormers to the rear; front porch with glass facade and render to external elevations) - Amendments - the addition of an obscure glazed bedroom window to first floor west side elevation. Removal of lounge window to east side elevation and single kitchen window replaced with two slim windows				

Ward: **Whitefield + Unsworth - Unsworth**

Application No.:	73082	App. Type:	LDCP	07/09/2026	Lawful Development
Location:	532 Manchester Road, Bury, BL9 9NZ				
Proposal:	Lawful development certificate for proposed change of use of the property from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4), accommodating up to 6 residents. The proposal includes internal alterations to facilitate the use of the property as a small House in Multiple Occupation (HMO).				

Application No.:	73264	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	Land within existing car park, Pilsworth Road, Bury, BL9 8RS				
Proposal:	Installation of electric vehicle charging hub with associated infrastructure including lighting/CCTV				

Application No.:	73427	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	30 Sunny Bank Road, Bury, BL9 8HF				
Proposal:	Dormer extension on the side elevation				

Application No.:	73494	App. Type:	LDCP	08/09/2026	Lawful Development
Location:	25 Heathfield Road, Bury, BL9 8HB				
Proposal:	Lawful Development Certificate for proposed use of a dwellinghouse (Use Class C3) as a small children's home (Use Class C2), providing residential care accommodation for one child aged 7–18 years, with care provided by three non-resident staff working on a rota basis.				

Application No.:	73542	App. Type:	LDCP	09/09/2026	Lawful Development
Location:	19 St Georges Road, Bury, BL9 8JG				
Proposal:	Lawful Development certificate for proposed window openings on both side elevations				

Application No.:	73697	App. Type:	LDCP	08/10/2026	Refused
Location:	546 Manchester Road, Bury, BL9 9PA				
Proposal:	Lawful development for proposed change of use from residential (Class C3) to children's residential care home (Class C2) for up to three children, staffing levels varying according to the assessed needs and safeguarding requirements of the children				

Total Number of Applications Decided:	145
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REPORT FOR NOTING

**Agenda
Item**
6

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	20 OCTOBER 2026
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: - Lodged - Determined Enforcement Appeals - 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,
3 Knowsley Place ,Bury BL9 0EJ

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**Planning Appeals Lodged
between 21/08/2026 and
09/10/2026**



Application No.: 73215/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Malki

Location: 18 Malvern Close, Prestwich, Manchester, M25 1PH

Appeal lodged: 11/09/2026

Appeal Type: Written Representations

Proposal: Variation of condition 2 (approved plans) on planning permission 72713 (Two storey extension at side; two storey extension at rear and alterations to existing roof; change to fenestration including render):
Extend the approved rear extension by up to a further 1.98M

Application No.: 73467/PIP

Decision level: DEL

Recommended Decision: Refuse

Applicant: Hodson Homes Ltd

Location: Land on the west side of Bury New Road/Peel Brow, Ramsbottom, BL0 0AZ

Appeal lodged: 21/09/2026

Appeal Type:

Proposal: Application for Permission in Principle for the construction of up to 9 no. zero carbon dwellings

Total Number of Appeals Lodged: 2

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Classification	Item No. 7
Open / Closed	

Meeting:	Planning Control Committee Full Council
Meeting date:	20 th October 2026 – Planning Control Committee 11 th November 2026 – Full Council
Title of report:	National Scheme of Delegation
Report by:	Head of Development Management
Decision Type:	Council
Ward(s) to which report relates	All

Executive Summary

1. This report further informs Planning Control Committee of significant national changes to the way planning applications must be determined by local planning authorities in England. These changes were detailed in the report considered by Committee at its meeting on 1st September 2026 wherein the Committee resolved to note the report and to request that Full Council amend the Council's Constitution in line with the requirements of The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026. These Regulations were made on 15th July 2026 and come into force on 31st October 2026.
2. The matter was considered at the meeting of Full Council on 16th September 2026 when members resolved to approve the amendments proposed but with an update being provided to members at the November meeting of Full Council.
3. The purpose of this report is to appraise members of the matter and to request that they formally recommend to Full Council the changes to the Council's Constitution necessary to give effect to the requirements of the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 ahead of members being appraised of them at the November meeting of Full Council.
4. In light of the significant changes being made to the way in which the Council determines planning applications a training session for members has been

arranged for 2nd November 2026 where officers will brief members on these changes.

Available Options

1. Following the introduction of the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 the Council is required to amend the Place Directorate Scheme of Delegation within its Constitution to ensure planning applications are determined in accordance with the requirements of the Regulations.
2. Failure by the Council to amend the Place Directorate Scheme of Delegation in the manner detailed in Appendix A to this report would render the Council potentially liable to legal challenge in relation to decisions issued in relation to planning applications.

Recommendations

3. Members are recommended to:
 - i) Recommend to Full Council the proposed amendment to the Place Directorate Scheme of Delegation as set out Appendix A of this report.

Key considerations

- ii) The key messages for Members remain:
 - The National Scheme of Delegation is a national legal requirement, not a local policy choice;
 - It comes into force on 31 October 2026;
 - Some applications that may currently be capable of being referred to committee will, in future, have to be decided by officers;
 - Schedule 1 applications must be delegated to officers;
 - Schedule 2 applications are presumed to be delegated to officers unless the statutory gateway test is met and the nominated officer and nominated member agree to committee referral.
 - Ward Member call-in arrangements and objection number triggers will not be able to override the National Scheme of Delegation.
 - Planning Control Committee will remain important, but its role will be more focussed on significant applications that meet the statutory tests.
 - The Council's Constitution and associated procedures will need to be reviewed and updated before 31 October 2026.
 - The formal decision to amend the Constitution will need to be taken through the Council's constitutional governance arrangements.
 - Members and residents will need clear communication and guidance so that they understand how to engage effectively under the new arrangements.

Reasons for Recommendation(s)

- iii) As previously advised in the report presented to September's Planning Control Committee the Regulations introduced a new National Scheme of Delegation for planning functions. Essentially, this meant that the government has now set national rules about which planning applications must be decided by officers and which applications may (only in defined circumstances) go to Planning Control Committee.
- iv) The Council was therefore required to review and update its Constitution, including the Planning Scheme of Delegation and associated Planning Control Committee Procedures to ensure compliance with the National Scheme of Delegation by 31st October 2026.
- v) Planning Control Committee is not being asked to decide whether these national changes should be implemented as there is a requirement for the Council to implement them. The intention of this report is to update and inform Members that whilst the formal decision to amend the Constitution was made by Full Council in its September meeting an updated report was to be taken to the November meeting of Full Council detailing those changes more specifically and in the interests of transparency and accountable decision-making Planning Control Committee is asked to formally recommend this report to Full Council for its meeting in November.

Equality Impact and considerations:

- vi) No implications arise from the Place Directorate Scheme of Delegation being amended.

Assessment of Risk:

The following risks apply to the decision:

Risk / opportunity	Mitigation
Failure to amend Council's Constitution in line with the 2026 Regulations	Ensuring Council's Constitution is amended to enable lawful decisions to be issued by the Council

Consultation:

- vii) The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 were introduced by the Government over the summer and come into effect on 31st October 2026. Whilst the Council has been unable to consult on the changes required to the Place

Directorate Scheme of Delegation the Council is arranging for training to be provided to members to appraise them of these changes in order that members are fully appraised of matters.

Legal Implications:

- viii) The National Scheme of Delegation is a national legal requirement and the associated amendments required to the Place Directorate Scheme of Delegation will ensure that the Council's determination of planning applications will be lawful and in line with the National Scheme of Delegation.
- ix) Failure to amend the Place Directorate Scheme of Delegation would potentially render decisions on planning applications made by the Council unlawful and liable to legal challenge.

Financial Implications:

- x) Amending the Place Directorate Scheme of Delegation will ensure that decisions issued by the Council in relation to planning applications are lawful and not liable to legal challenge with the associated consequences for the Council of potential costs liability to third parties challenging such decisions.

Report Author and Contact Details:

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Background papers:

[Consultation outcome - Reform of planning committees: technical consultation Planning Committees and the National Scheme of Delegation of Planning Functions: Draft guidance for local planning authorities in England](#)
[Planning Committees and the National Scheme of Delegation of Planning Functions: Guidance for local planning authorities in England](#)

[The Town and Country Planning \(Discharge of Local Planning Authority Functions\) \(England\) Regulations 2026](#)

Planning Control Committee report of 1st September 2026

Section 3 – Committee Functions (Item 7 Appendix A)

This section contains a description of the bodies who have functions delegated to them by Council. Those functions are as follows:

- Town and Country Planning, Development Control (the Planning Functions)
- Licensing Functions
- Audit Functions
- Employment Functions
- Health and Wellbeing Functions
- Corporate Parenting Functions
- Standards Functions

3.3.1. Planning Control Committee

3.3.2. When the committee carries out the planning functions it will follow the Probity in Planning Code of Conduct (part 5 section 6).

3.3.3. The committee functions are:

1 Planning Scheme of Delegation

The Scheme is in two parts: the elements that need to be within a Council's Constitution and those that should be outside it. Those elements that are outside the Constitution are administrative in nature rather than constitutional and are generally called a Scheme of Management.

Reference to Regulations in this document is a reference to the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026.

2 Delegation Of Planning Functions

2.1 All planning matters and functions that the Council as Local Planning Authority are responsible for are delegated to the Chief Planning Officer ¹ except where the decision on a matter or function is reserved to the following bodies:

Full Council

¹ In the case of Bury Council this is the Assistant Director for Strategy, Planning and Transport

2.2 The following must be determined by Full Council:

- To submit a Development Plan Document for examination
- To adopt a Development Plan Document
- To submit a draft Charging Schedule for examination
- To approve or withdraw a Charging Schedule

Executive

2.3 The following must be determined by the Executive:

- To consult on a Local Development Framework Document
- To adopt a Supplementary Plans, the Local Development Scheme or the Statement of Community Involvement
- To approve the Authority Monitoring Report
- To authorise a Neighbourhood Plan to be put to referendum
- To agree that a Neighbourhood Plan be Made
- To designate a Conservation Area

Planning Committee

2.4 The following planning applications must be determined by Planning Control Committee:

- Those applications listed in Schedule 2 that the Nominated Member and the Nominated Officer agree that referral to and determination by Planning Control Committee is necessary.
- An Own-Interest Application, as defined in the Regulations, that the Nominated Member and the Nominated Officer agree that referral to and determination by Planning Control Committee is necessary.
- Any other planning matter that an officer of the authority with delegated powers considers that referral to and determination by Planning Control Committee is necessary

Triage System

2.5 As recommended in the MHCLG Guidance that accompanied the Regulations, where local planning authorities anticipate that there may be a significant number of cases which meet the criteria in regulation 5(3) (Gateway Test) or which may fall under regulation 6 (Own-Interest Application) and which could therefore be considered for referral to committee, they may wish to put in place a triage system to ensure that the nominated officer and nominated member of the committee are not overwhelmed and to avoid any unnecessary delays in planning decision making.

2.6 The Council's Triage System has two stages:

- Stage 1: a category or part of a category of an application of a kind specified by Schedule 2 which should be treated as such.
- Stage 2: a specific application of a kind specified by Schedule 2 where an officer with delegated powers considers it should be treated as such because the criteria in Regulation 5(3) are clearly not engaged.

2.7 Those application types that fall into stage 1 are listed in the Schedule 2 appendix.

Delegation And Sub-Delegation

2.8 The Chief Planning Officer should produce a document (called the Planning Scheme of Management) for the purposes of Regulation 3 that clearly sets out:

- A. the member of the authority who acts as the Nominated Member;
- B. one or more members of the authority who act as a substitute for the Nominated Member;
- C. the officer of the authority who acts as the Nominated Officer; and
- D. one or more officers of the authority who act as a substitute for the Nominated Officer.

2.9 With respect to A and B different members can be nominated for different purposes. With respect to C and D different officers can be nominated for different purposes. These should also be set out in the document.

2.10 The document should also set out:

- the officer(s) of the authority who have delegated powers to determine a Schedule 1 planning application (Regulation 4);
- the officer(s) of the authority who have delegated powers to determine a Schedule 2 planning application (Regulation 5);
- the officer(s) of the authority who have delegated powers to determine an Own-Interest Application (Regulation 6); and
- the officer(s) of the authority who have delegated powers under the Constitution to determine any other planning matter.

2.11 The document should be published on the Council's website.

Lobbying

2.12 The Nominated Member or the Nominated Officer or any other officer of the authority, when exercising their powers under Regulations 4, 5 or 6 and this Scheme of Delegation, shall not be lobbied or otherwise contacted by any person or organisation, including by members or officers of the relevant authority, to use their power in a particular way.

- 2.13 Any such lobbying that is received should be reported to the Monitoring Officer, who will deal with it as appropriate. The Monitoring Officer shall develop and publish procedures to deal with these issues and other vexatious planning complaints.

3 Planning Control Committee - Terms Of Reference

Membership

- 3.1 By virtue of Regulation 7, it cannot exceed 13 elected members (to be politically balanced).

Purpose

- 3.2 To exercise, in line with the Council's Planning Control Committee Procedures, the functions, powers and duties of the Council in relation to the determination of planning applications and any other planning matter referred to it by the Chief Planning Officer.

Powers

- 3.3 The Planning Control Committee has the following powers:
- a. To hear pre-application or pre-determination presentations of developments by developers and for individual members of the Committee to ask questions and highlight issues that may require further consideration by the developer.
 - b. To determine the planning applications referred to it pursuant to the Regulations and the Constitution, as set out above.
 - c. To consider, and where necessary determine, any other planning matter referred to it by the Chief Planning Officer.

Schedule 1

- 1. An application made under section 17(1) of the Land Compensation Act 1961 (certificates of appropriate alternative development) (a).
- 2. An application made under section 26H(1) of the Listed Buildings Act (certificate of lawfulness of proposed works) (b)
- 3. A householder application.
- 4. A minor commercial application.
- 5. A minor residential application.
- 6. An application for permission in principle (c).

7.—(1) An application made under section 73(1) of TCPA 1990 (application to develop land without compliance with conditions previously attached) in respect of which the original planning permission was a Schedule 1 planning permission.

(2) In this paragraph—

“original planning permission” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions were granted under section 73(1) of TCPA 1990;

“Schedule 1 planning permission” means a planning permission granted pursuant to an application which is of a kind specified in this Schedule.

8. An application made under section 96A(4) of TCPA 1990 (non-material changes to planning permission or permission in principle) (d).

9.—(1) In respect of a planning obligation that the authority concerned considers is connected with a Schedule 1 approval—

(a) a request to agree to modify or discharge that obligation under section 106A(1)(a) of TCPA 1990 (modification and discharge of planning obligations) (e);

(b) an application to modify or discharge that obligation under section 106A(3) of TCPA 1990 (modification and discharge of planning obligations) (f).

(2) In this paragraph, ‘Schedule 1 approval’ means any permission, agreement, consent or approval (other than a planning obligation) pursuant to an application which is of a kind specified in this Schedule.

10. An application made under section 191(1) of TCPA 1990 (certificate of lawfulness of existing use or development) (g).

11. An application made under section 192(1) of TCPA 1990 (certificate of lawfulness of proposed use or development) (h).

12. The submission of a biodiversity gain plan under paragraph 13(2)(a) of Schedule 7A to TCPA 1990 (i).

13. A reserved matters approval application in respect of an outline planning permission other than a large outline permission.

14. An application made under article 27(1) of DMPO (applications made under a planning condition).

15. An application pursuant to provision in Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (j) for—

- (a) prior approval, or
- (b) determination as to whether prior approval is required

16. The decision to enter land in Part 2 of the Council's Brownfield Land Register thereby triggering a grant of Permission in Principle where the criteria above are met and any application for Technical Details Consent where the criteria above are met.

Schedule 2

As provided for by the Regulations, this Schedule contains those application types that should be determined by officers, pursuant to Regulation 5, unless the nominated member and officer agree to refer it to committee.

Triaged Applications

The following categories of application should be determined by officers:

- [These are those Schedule 2 Applications that are moved here so that they are always considered to be delegated – this should be those application types that are already delegated under a Council's current constitution]
- Advertisements
- Tree works applications
- Variation of conditions

A Triaged Application can also be identified, from the list of Residual Schedule 2 applications below, by an officer with delegated powers in the context of a particular application.

Residual Schedule 2 Applications

The Gateway-Test must be applied to a Schedule 2 application, which is not a Triaged Application, to decide whether it needs to be reported to Planning Control Committee, these include:

1. An application for listed building consent made under section 10(1) of the Listed Buildings Act (making of applications for listed building consent).
2. An application made under section 19(1) of the Listed Buildings Act (variation or discharge of conditions of listed building consent).
3. An application for planning permission that the authority concerned considers is connected with an application of a kind specified in paragraph 1 or 2.
4. An application for planning permission that is not—

- (a) a householder application,
- (b) a minor commercial application, or
- (c) a minor residential application.

5.—(1) An application made under section 73(1) of TCPA 1990 (application to develop land without compliance with conditions previously attached) in respect of which the original planning permission was a Schedule 2 planning permission.

(2) In this paragraph—

“original planning permission” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions were granted under section 73(1) of TCPA 1990;

“Schedule 2 planning permission” means a planning permission granted pursuant to an application which is of a kind specified in this Schedule.

6. An application made under section 73A(1) of TCPA 1990 (planning permission for development already carried out) (a).

7.—(1) In respect of a planning obligation that the authority concerned considers is connected with a Schedule 2 approval—

(a) a request to agree to modify or discharge that obligation under section 106A(1)(a) of TCPA 1990 (modification and discharge of planning obligations);

(b) an application to modify or discharge that obligation under section 106A(3) of TCPA 1990 (modification and discharge of planning obligations).

(2) In this paragraph, ‘Schedule 2 approval’ means any permission, agreement, consent or approval (other than a planning obligation) pursuant to an application which is of a kind specified in this Schedule.

8. A reserved matters approval application in respect of a large outline permission.

9. An application made under regulation 9(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (application for express consent to display advertisement) (b).

10. An application made under regulation 16(1) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (application for consent under tree preservation order) (c).

ADMINISTRATIVE ELEMENTS

Planning Scheme Of Management

1 Introduction

- 1.1 Reference to Regulations in this document is a reference to the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026.
- 1.2 This Planning Scheme of Management allows the Chief Planning Officer to discharge their responsibilities under the Planning Scheme of Delegation in the Constitution, and for the purposes of Regulation 3 to produce a document that clearly sets out:
- A. the member of the authority who acts as the Nominated Member;
 - B. one or more members of the authority who act as a substitute for the Nominated Member;
 - C. the officer of the authority who acts as the Nominated Officer;
 - D. one or more officers of the authority who act as a substitute for the Nominated Officer.
- 1.3 The document must also set out:
- the officer(s) of the authority who have delegated powers to determine a Schedule 1 planning application (Regulation 4);
 - the officer(s) of the authority who have delegated powers to determine a Schedule 2 planning application (Regulation 5);
 - the officer(s) of the authority who have delegated powers to determine a Own-Interest Application (Regulation 6); and
 - the officer(s) of the authority who have delegated powers under the Constitution to determine any other planning matter.
- 1.4 This document sets out the rules within the Regulations and provides additional advice on the use of delegated powers; both those powers derived from the Regulations and the powers delegated to the Chief Planning Officer in the Council's Constitution.

2 Nominated Members

- 2.1 Pursuant to Regulation 3(1)(a) and 3(2)(a):
- The Nominated Member for the purposes of Regulations 5 and 6 is the Chair of Planning Control Committee.
- Substitutes**
- 2.2 Pursuant to Regulation 3(2)(b), where the Nominated Member is unavailable for whatever reason, the substitute Nominated Member is the Vice Chair of Planning Committee².

² To be designated

3 Nominated Officers

3.1 Pursuant to Regulation 3(1)(b) and 3(2)(a):

- The Nominated Officer for the purposes of Regulations 5 and 6 is the Chief Planning Officer.

Substitutes

3.2 Pursuant to Regulation 3(2)(b), where the Nominated Officer is unavailable for whatever reason, the substitute Nominated Officer is the Head of Development Management or Team Leader Development Management.

4 Sub-Delegation

4.1 The Regulations and the Constitution provide that different officers can be nominated for different purposes with respect to the determination of planning applications and other planning matters.

Schedule 1 And Schedule 2 Triaged Applications

4.2 The Chief Planning Officer has sub-delegated the task of determining the following planning application categories to the following officers of the LPA.

Schedule 1 Applications (Regulation 4)

4.3 Applications that must be determined by officers.

Application category	Service Head	Section Head	Other Named Posts
<i>All Schedule 1 Items 1-15 inclusive</i>	State job title(s) Head of Development Management	State job title(s) Team Leader Development Management	State job title(s) Designated Senior Planning Officers

Schedule 2 Triaged Applications (Regulation 5)

4.4 Triaged Applications identified in the Scheme of Delegation.

Application category	Service Head	Section Head	Other Named Posts
<i>All Schedule 2 items</i>	State job title(s)	State job title(s)	State job title(s)

	Head of Development Management	Team Leader Development Management	Designated Senior Planning Officers
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Schedule 2 Residual Applications (Regulation 5)

4.5 Triaged Applications capable of being identified and determined by officers.

Application category	Service Head	Section Head	Other Named Posts
<i>State the category from the respective schedule</i>	State job title(s) Head of Development Management	State job title(s) Team Leader Development Management	State job title(s) Designated Senior Planning Officers

Residual Schedule 2 And Own-Interest Application

4.6 The role of Nominated Member and Nominated Officer is to decide whether a non-triaged Schedule 2 application or a Own-Interest Application is determined by committee. Where it is not to be determined by committee, the Chief Planning Officer has sub-delegated the task of determining the following planning application categories to the following officers of the LPA.

Schedule 2 Non-Gateway-Test Applications (Regulation 5)

Application category	Service Head	Section Head	Other Named Posts
<i>State the category from the respective schedule</i> <i>Items 1-10 inc.</i>	State job title(s) Head of Development Management	State job title(s) Team Leader Development Management	State job title(s) Designated Senior Planning Officers

Own-Interest Applications (Regulation 6)

Application category	Service Head	Section Head	Other Named Posts

<i>State the category from the respective schedule</i>	State job title(s) Head of Development Management	State job title(s) Team Leader Development Management	State job title(s) Designated Senior Planning Officers
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Other Planning Matters

- 4.7 The Constitution delegates all planning matters to the Chief Planning Officer, save for those matters that must be determined by Full Council, the Executive or Planning Control Committee. The Chief Planning Officer has sub-delegated the task of determining the following planning matters to the following officers of the LPA.

Planning Matter	Service Head	Section Head	Other Named Posts
<i>State the planning matter</i>	State job title(s) Head of Development Management	State job title(s) Team Leader Development Management	State job title(s) Designated Senior Planning Officers

- 4.8 With respect to a planning matter that is delegated to the Chief Planning Officer but is not listed above, the Chief Planning Officer can, at their discretion, sub-delegate the task of determining the matter to another officer.

5 Use Of Delegated Powers

- 5.1 When using delegated powers or referring a matter to committee for a determination, the Nominated Officer and the Nominated Member, when involved, and an officer of the LPA must make sure that they take such decisions in the appropriate way and that they are recorded. This should be captured in the associated delegated or committee report with respective sections titled:

- Reason for determining under delegated powers
- Reason for referral to Committee

- 5.2 These reasons should be succinct but clear.

Schedule 1

- 5.3 These applications must always be determined under delegated powers and cannot be referred to committee for determination. The associated delegated report should therefore state:

This is a Schedule 1 Application. By virtue of Regulation 4, it must be dealt with under delegated powers.

Schedule 2

Triaged Applications

- 5.4 Some categories of application in Schedule 2 have been identified in the Scheme of Delegation as Triage Applications and should be determined under delegated powers. The other categories of application in Schedule 2 can be treated as a Triaged Application by officers if they consider that, in the context of a particular application, the criteria in the Gateway Test (see below) are clearly not engaged. In both cases, the associated delegated report should state:

This is a Schedule 2 Application. By virtue of Regulation 5, it should be dealt with under delegated powers because the Gateway Test is not engaged.

Gateway Test Applications

- 5.5 The Regulations make provision, in Regulation 5(3), for the matters that must be considered by the Nominated Member and Nominated Officer when they agree whether or not to refer a proposal to determine a Schedule 2 Application to committee. They are known as the Gateway Test and are that the proposal raises:

- a) one or more issues of economic, social or environmental significance to the local area; or
- b) one or more significant planning matters having regard to the development plan and any other material considerations.

- 5.6 If it is agreed to refer an application to committee, that decision and the reasons for it should be set out succinctly and clearly in the associated committee report as follows:

This is a Schedule 2 Application. By virtue of Regulation 5, it is being reported to Committee because the Nominated Member and Nominated

Officers agree that it is necessary because [it raises one or more issues of economic, social or environmental significance to the local area] [and] [it raises one or more significant planning matters having regard to the development plan and any other material considerations].

- 5.7 If it remains a delegated decision, the associated delegated report should state:

This is a Schedule 2 application. By virtue of Regulation 5, it is being dealt with under delegated powers because the Nominated Member and Nominated Officer do not agree that the Gateway Test is engaged because it does not raise any issues of economic, social or environmental significance to the local area and nor does it raise any significant planning matters having regard to the development plan and any other material considerations.

Triage Process For Own-Interest Applications

5.8 These are applications made by or on behalf of:

- a) the Council;
- b) a member of the Council;
- c) an officer of the Council; or
- d) the Council or any of its members or officers otherwise has an interest in the application.

5.9 The decision-making process for these applications should be one of ensuring openness and transparency. In deciding whether to refer to committee, the Nominated Member and Officer should ensure that, because of the nature of the applicant, there is not a real (or reasonably perceived) risk of bias by determining the application under delegated powers and secondly that, because of the nature of the development, there is a good reason to refer it to Committee.

Own-Interest Applications: Applicant Considerations

5.10 In this context, category (c) Linked Persons should normally be narrowed to only apply to:

- a Senior Officer of the Council; or
- an 'officer of the Local Planning Authority'.

5.11 The first would be defined as Service Head level and above.

5.12 The second, would be defined as an officer within the Council who, in the opinion of the Chief Planning Officer, is closely involved in the day-to-day work of the Council's planning function.

5.13 It is reasonable to conclude that other officers of the Council would probably not be known to the planning service and therefore the risk of bias is not engaged. Such applications should be determined in the same way that any other application in that Schedule would be determined. The details of the Own-Interest applicant status should be recorded in the respective committee or delegated report with the following introduction:

This is an Own-Interest Application because the applicant is an officer of the Council, but as they are not a senior officer nor closely involved in the day-to-

day work of the Council's planning function it has not been reported to committee for that reason. [This is a Schedule 1 Application.

By virtue of Regulation 4, it must be dealt with under delegated powers.] [This is a Schedule 2 Application. By virtue of Regulation 5, it should be dealt with under delegated powers because the Gateway Test is not engaged.]

Own-Interest Applications: Development Considerations

5.14 For any application:

- caught by the above category (c) 'Own-Interest applicant status' criteria; or
 - an Own-Interest Application in categories (a), (b) and (d);
- with respect to whether there is a good reason to refer that application to committee because of the nature of the development, the following criteria should be used:

Such an Own-Interest Application should only be considered by the Nominated Member and Nominated Officer for referral to and determination by committee if one of the following criteria applies:

- the proposal has been advertised under Article 15 of the DMPO because it does not accord with the provisions of the development plan; or
- one or more material planning considerations are raised that have the potential to have a significant impact.

5.15 This allows the circumstances of each application to be assessed and if it is for a development that complies with policy and there is not considered to be a material planning objection, it can be dealt with under delegated powers, with the reason recoded in the delegated report as follows:

This is an Own-Interest Application. By virtue of Regulation 5, it is not being reported to committee because it has not been advertised under Article 15 of the GMPO as a departure and nor is there considered to be a material planning objection.

5.16 Where either of these criteria applies, the Nominated Member and Nominated Officer must agree that it is necessary for the planning application to be referred to and determined by committee and this should be recorded in the normal way in the associated committee report as follows:

This is an Own-Interest Application. By virtue of Regulation 5, it is being reported to Committee because the Nominated Member and Nominated Officer agree that it is necessary because [it has been advertised under Article 15 of the GMPO as a departure] [and] [there is considered to be a material planning objection].

- 5.17 Limitations should be set on the receipt of material planning considerations by the Planning Service to ensure that these matters can be safely administered, and the risk of fraudulent objections is minimised:

A material planning consideration must have been made in writing in response to the publicity/advertisement/notification of the application, be from a person with an address within the LPA area and be received within the specified deadline.

- 5.18 With these safeguards in place, such applications will be put to committee where that serves a legitimate purpose but can be dealt with under delegated powers where committee involvement is not necessary.
- 5.19 Under Regulation 10 of the Town and Country Planning General Regulations 1992, where a local planning authority is determining its own application for planning permission, it must not be determined by a committee, sub-committee or officer responsible for the management of the building or land to which the application relates. In addition to this restriction, where a planning application is made by or on behalf of a nominated officer or member or an entity owned or controlled (whether wholly or partly) by a member or officer (including jointly with another person), in the interests of propriety, they should not be involved in the decision on whether to refer it to committee or not.

Officer's Discretion To Use Delegated Powers

- 5.20 With respect to planning applications covered by the Regulations, officers do not have discretion to decide to report a matter to committee. Only the nominated member and officer can jointly take that decision.
- 5.21 With respect to any other planning matter that is capable of being dealt with under delegated powers, an officer does have the ability, in their absolute discretion, to decide that it is not appropriate in the circumstances of a particular case to exercise those powers with respect to that planning matter and therefore report it to members (Full Council, the Executive or [Planning Control Committee] as appropriate) for determination. Again, it is not possible to advise further on this because these are essentially exceptional circumstances.
- 5.22 In both cases, that decision and the reasons for it should be set out succinctly and clearly in the associated committee report, as follows:

This is [describe the planning matter]. It is being reported to [Council] [Cabinet] [Committee] because the Chief Planning Officer considers that it is necessary because [...].

Lobbying

- 5.23 The Council's Scheme of Delegation prohibits the Nominated Member or the Nominated Officer or any other officer of the authority, when exercising their

powers under Regulations 4, 5 or 6 and the Scheme of Delegation, being lobbied or otherwise contacted by any person or organisation, including by members or officers of the relevant authority, to use their power in a particular way.

- 5.24 The Constitution requires that any such lobbying that is received should be reported to the Monitoring Officer, who must develop and publish procedures to deal with these issues and other vexatious planning complaints.

Street Naming

- j) To deal with the naming and re-naming of streets and the numbering and renumbering of properties, where objections have been received to proposals.

Tree Preservation Orders

- k) To deal with the making or confirmation of tree preservation orders, in accordance with Sections 197 to 214D of the Town and Country Planning Act 1990 (or as subsequently amended) and the Tree Regulations 2012 (or as subsequently amended) where objections have been received to proposals.

Listed Buildings and Conservation Areas

- l) To determine applications for grants for repair/maintenance works in respect of listed buildings where the amount of grant requested exceeds £5,000.
- m) To designate a conservation area under Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (or as subsequently amended).

General

- n) To give directions restricting permitted development under Article 4 of the Town and Country Planning (Development Procedure) (England) Order 2015 (or as subsequently amended).
- o) To deal with any functions relating to town and country planning and development control (development management) referred to in the Local Authorities (Functions and Responsibilities) Regulations 2000, as amended, where the appropriate officer does not wish to exercise his/her delegated powers.

Commons Registration

- p) To deal with any functions relating to the registration of common land or Town and Village Greens and to register the variation of the rights of common as set out in Schedule 1 to the Functions Regulations, as amended, where the appropriate officer does not wish to exercise his/her delegated powers.

Public Rights of Way

q) To deal with any functions relating to public rights of way referred to in the Local Authorities (Functions and Responsibilities) Regulations 2000, as amended, where the appropriate officer does not wish to exercise his/her delegated powers.

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