

# REPORT FOR INFORMATION

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>6<sup>th</sup> October 2020</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT MANAGEMENT UPDATE</b>
<b>REPORT FROM:</b>	<b>DEVELOPMENT MANAGER</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL OR EXECUTIVE (NON KEY DECISION)</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	<b>ANNUAL SUMMARY OF APPLICATION PROCESSING / PERFORMANCE UPDATE AND PLANNING LEGISLATION CHANGES</b>

<b>OPTIONS &amp; RECOMMENDED OPTION</b>	<b>TO NOTE THE REPORT</b>
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework?      Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management N/A
<b>Statement by Executive Director of Resources:</b>	n/a
<b>Equality/Diversity implications:</b>	No (see paragraph below)
<b>Considered by Monitoring Officer:</b>	n/a
<b>Wards Affected:</b>	All
<b>Scrutiny Interest:</b>	NO

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**TRACKING/PROCESS**

**DIRECTOR:**

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

**1.0 BACKGROUND**

1.1 This is the an update report to the Members of the Planning Control Committee, which sets out key matters and changes that affect the Development Management Team, its processes and the Planning Control Committee.

**2.0 PERSONNEL**

2.1 The section has seen no change in personnel but following the imminent departure of our graduate to another post, this post will be replaced. The section has seen an uplift in application submissions since March 2020 of around 30% and therefore a temporary post is being sought to accommodate this uplift in workload and to maintain the requirement for issuing decisions within the statutory timeframes.

**3.0 WORKLOAD**

3.1 The table below sets out some highlights comparing the years 2016 through to 2019. It shows a stable workload but fewer major applications received in the last 12

months but higher number of applications overall and maintaining a high level of timely decision issuing. Bury remains in the top 10 performing LPA's in the country.

- 3.2 The high numbers of applications and the pressure to maintain quick turnarounds has meant that the use of Planning Performance Agreements (PPA) and pre-apps remains high. A PPA is an agreement between the LPA and the applicant to ensure that each party meets their own respective deadlines within the planning process to deliver a planning decision within the agreed timeframe. PPA's formalise each particular step of the planning process from validation, consultation replies, meetings, report writing and decision issuing. There are charges that the LPA will make for this process that cover costs associated with the process and guarantees each step of the process by the given date. Usually, applications for major development use this process but increasingly minor housing developments have used this process, usually because the applicant needs to hit deadlines.
- 3.3 Pre-apps are a useful means of applications being developed in a cohesive and inclusive way where by the LPA can influence what is submitted and can highlight key issues that may arise during the planning application process. Early intervention and close working together with an applicant should produce better and more informed planning applications and where it is relevant, the LPA can encourage local consultation by the applicant with neighbouring properties. This can enable schemes to be amended before being formally submitted to respond to local concerns.
- 3.4 The table below takes a snapshot of application processing statistics from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2019 with a comparing past years.

<b>Planning Applications &amp; Prior Approvals Received Total</b>	<b>Received Minors/other</b>	<b>Decisions Minors/other determined &lt;8 weeks</b>	<b>Received Majors</b>	<b>Decisions Majors &lt;13 weeks</b>	<b>PPA's</b>	<b>Pre-Apps Rc'd</b>
<b>2019/20 plantech</b> 1169	1272	100%	15	100%	0	153
<b>2018/19</b> 1364	1328	100%	18	100%	2	157
<b>2017/18</b> 1278	1243	100%	23	100%	7	149
<b>2016/17</b> 1289	1253	100%	36	100%	1	154

<b>Delegated Decisions</b>	<b>No. Of PCC Decisions</b>	<b>Appeals Mar-Apr</b>	<b>Larger House Extensions</b>	<b>Certificates of Lawful Development</b>	<b>Householder Application Decisions</b>
<b>2019/20</b>	50	11 Appeals - 4 Allowed 7 Dismissed	51	70	632
<b>2018/19</b> 95%	43 (5%) of decided	13 Appeals - 3 Allowed 7 Dismissed 2 Withdrawn 1Part allowed	40	61	633
<b>2017/18</b> 95%	64 (5%) of decided	18 Appeals - 10 dismissed 7 Allowed 1 Part allowed	87	61	629
<b>2016/17</b> 89%	110 (9%) of decided	13 Appeals - 1 Withdrawn 10 dismissed 2 Allowed	50	51	601

The section has remained extremely busy through the past twelve months and has seen a number of national planning regulation changes and high levels in workload. However, the dedication of the team must be applauded as Bury Council remains a top performing LPA in the country.

#### **4.0 FEES**

- 4.1 The annual fee income is dependent upon the numbers and in particular type of application that the Local Planning Authority receives. More complex larger applications attract greater fees than small developments. Unsurprisingly, more complex applications are more difficult to deal with and require more time and more experienced staff to process them.
- 4.2 Fees are payable not only for planning applications but also for the discharge of planning conditions, prior approvals, pre-application enquires and planning performance agreements.
- 4.3 The budget is set through reflections upon past years and also using projections to determine likely fee income. The fee income for was and for. This reflects fewer

major schemes received but are in preparation for submission within the next 12 months. The table below shows the annual income received by Development management for the last three years.

Year	Planning Fee – Applications (No VAT)	Planning Fee – Pre-apps & PPAs (Exc VAT)	Planning Fee – Discharge of Conditions (Exc VAT)	Total of all fees
2015/16	£585,905.77	£45,141.79	£9,011.00	£640,058.56
2016/17	£505,821.42	£40,583.18	£11,720.00	£558,124.60
2017/18	£393,559.50	£39,352.43	£15,077.00	£447,988.93
2018/19	£693,875.00	£43,430.06	£16,130.00	£753,435.06
2019/2020	£535,895.70	£36,830.81	£18,284.00	£591,010.51

- 4.4 Planning applications do tend to reflect economic prospects and buoyancy. There has been a marked decrease in fee income comparing the last two monitoring periods. 2018/19 to 2019/20 but an increase in condition discharge fees, which reflects an increase in take up of past permissions with a slow down on new applications being received.

## 5.0 Coronavirus and Decision Making

- 5.1 The United Kingdom has been hit by the worldwide pandemic of Coronavirus/Covid-19 which has seen restrictions being introduced by the Government on social interaction, which is seen as a key way to slow how the highly contagious infection spreads. Over the last few months, restrictions have eased and tightened and as time goes on, the requirements of dealing with the pandemic will be revised.

The Government has introduced legislation for England that sets out how the Country is to function during these times.

Development Management sits within and is governed principally through the Planning Acts, which imposes an obligatory role on the Local Planning Authority to receive, process and determine planning applications.

The whole Development Management process is statutorily driven and is a quasi-judicial process.

The Development Management function (including the requirement and ability to carry out site visits and place notices) has continued during such restrictions following The Health Protection (Coronavirus, Restrictions) Regulations 2020, which **exempts** the Development Management process from restrictions of movement (Article 6)

(f) to travel for the purposes of work or to provide voluntary or charitable services, where it is not reasonably possible for that person to work, or to provide those services, from the place where they are living; and

(h) to fulfil a legal obligation, including attending court or satisfying bail conditions, or to participate in legal proceedings;

5.2 The **Ministry of Housing, Communities and Local Government Advice/Response 24 March 2020** stated

- It is important that authorities continue to provide the best service possible in these stretching times and prioritise decision-making to ensure the planning system continues to function, especially where this will support the local economy.
- We ask you to take an innovative approach, using all options available to you to continue your service. We recognise that face-to-face events and meetings may have to be cancelled but we encourage you to explore every opportunity to use technology to ensure that discussions and consultations can go ahead. We also encourage you to consider delegating committee decisions where appropriate. The Government has confirmed that it will introduce legislation to allow council committee meetings to be held virtually for a temporary period, which we expect will allow planning committees to continue.

We encourage you to be pragmatic and continue, as much as possible, to work proactively with applicants and others, where necessary agreeing extended periods for making decisions.

This advice has been followed by the team and we have worked with applicants and agents to extend decision making periods and asked for additional information to support the decision making process.

5.3 Given that the team had to maintain the obligatory requirements to process planning applications and issue decisions, the service was deemed to be a priority one service. Special authorisation letters were provided to staff indicating their requirements to carry out their statutory obligations.

Officers largely remained to work remotely and still do with minimal office presence to enable and support the service through carrying those duties requiring printing, scanning and notifications/publicity.

Planning Enforcement was required to follow a more lenient approach to their duties as directed by Government, reflecting that there were prolonged periods of time whereby individuals and businesses would not have been able to comply with requirements due to lock down and to assist in the recovery, be mindful of compliance periods and take a more pragmatic view on the early opening of construction sites. This guidance remains largely, but as the degrees of restrictions vary, our approach will monitor accordingly.

## Workload over the last two Quarter periods

5.4 Workload is monitored closely to determine a number of factors including work allocation, determination times, appropriate decision paths and fee monitoring.

The Following table indicates the numbers of applications received since just prior to lockdown

w/c 16 March – 35	w/c 11 May – 25	w/c 7 July – 37	w/c 1 Sep – 38
w/c 23 March – 35	w/c 18 May - 35	w/c 14 July – 36	w/c 8 Sep – 34
w/c 30 March – 15	w/c 25 May – 32	w/c 21 July – 33	W/C 15 Sep - 37
w/c 6 April - 22	w/c 1 June – 30	w/c 28 July – 35	
w/c 13 April – 25	w/c 8 June – 36	w/c 4 Aug - 45	
w/c 20 April – 31	w/c 15 June – 27	w/c 11 Aug – 30	
w/c 27 April – 23	w/c 23 June – 37	w/c 18 Aug – 31	
w/c 4 May – 22	w/c 30 June – 40	w/c 25 Aug – 37	<b>863</b>

*(863 total which includes pre-apps, discharge of conditions and tree works applications)*

*622 Planning applications Fee - £334380.00 (2020)*

*729 applications – Fee £287933.70 (2019)*

The above table shows that whilst there have been fewer applications in that snapshot, the schemes submitted are more major or larger proposals. Notably, should the trend as shown continue for the next two periods, the team will receive circa 1700 applications, which is approximately 30% up on the previous year (2019).

## 6.0 REFORM - New Legislation –General Permitted Development Order 2015 (GPDO) and Use Classes Order (UCO)

6.1 Two very important parts of the Development Management Regulations considers when planning permission is required for proposals that involve changes of use or new operational development. These pieces of regulations are both complicated and extensive and their effects are obvious to see as these are the key determinants on why applications are received or not and when proposals can go ahead or not.

## GPDO

6.2 **The first update** was made on 23rd March 2020 and was the first amendment in direct response to the COVID-19 or Coronavirus epidemic which was taking hold in the UK.

Only one change was made and this was a new **Class DA** within **Part 4** which is Temporary uses of buildings or land. This allows for **restaurants and cafes, drinking establishments and drinking establishments with expanded food provision to temporarily provide takeaway food**. This runs from 24th March 2020 until 23rd March 2021.

6.3 **The second update** was made on 7th April 2020 and again was the second amendment in direct response to the COVID-19 or Coronavirus epidemic which was taking hold in the UK. Only one change was made and this was a new Class A within a new Part 12A which is Development by Local Authorities and Health Service Bodies. This allows for **emergency development by a local authority or health service body**. This use runs until 31st December 2020 and any buildings and plant is removed within 12 months of the cease of use.

6.4 **The third update** was made on 23rd June 2020. It became operational on 1st August 2020 in most cases, except Part 4 Class BA and Part 12 Class BA which became operational from 25th June. This was the third amendment in 2020 and was a more major update.

6.5 The major addition was a **new Part 20** which is the **Construction of New Dwellinghouses**. This is for new properties rather than the conversion of existing buildings. Further PD rights under Part 20 are likely to follow. The first new Class within Part 20 was **Class A – New dwellinghouses on detached blocks of flats**. This applies to detached blocks of flats built between 1st July 1948 and 5th March 2018. It does not apply to conversions or changes of use built under Part 3 this includes Class M, Class N, Class O, Class P, Class PA and Class Q.

- 6.6 There were various changes to Part 1 – alterations to Dwellinghouses, mainly to prevent the use of these permitted development rights on dwellings created under Part 20 – Class A.
- 6.7 Within **Part 3 – Changes of Use** there is now the requirement for the provision of adequate natural light in all habitable rooms of the dwellinghouses. This change affects **Class M, Class N, Class O, Class PA and Class Q** (prior approval procedures). **Floor Plans are now required to be submitted** as part of a Prior Approval Application within Class M, Class N, Class O, Class PA and Class Q previously there was no requirement to submit these. Under paragraph X it defines a habitable room as any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes and does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms.
- 6.8 Within **Part 4 – Temporary buildings and uses**, a **new Class BA** to allow the additional temporary use of land during the relevant period. This period is from 1st July 2020 to 31st December 2020. It allows the land to be used for the **holding of a market or motorcar and motorcycle racing for a period of up to 14 days within this period.**
- 6.9 Within **Part 12 – Development by Local authorities** there is a new Class BA – this allows the local authority to hold a market themselves on most land (except in an **SSSI**) between 25th June 2020 and 23rd March 2021. There is no restriction to the number of days in this period.

## **Use Classes Order**

- 6.10 On 21st July 2020 the Government published The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which came into force on 1st September 2020.

**Part A was removed** (retail shops, financial and professional services, restaurants and cafes, drinking establishments and hot food takeaways)

**Part of Part B** (Business – B1(a)(b) and (c)) and **whole Part D: D1 – Non-Residential Institutions and D2 - Assembly and Leisure) was removed.**

D1 is split out and replaced by the new Classes E(e-f) and F1

D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses.

### **New classes added Class E, Class F1 and Class F2:**

#### **Use Class E – Commercial, Business and Service from 1 September 2020.**

This use class brings together existing classes A1(shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure) into one single use class to allow for changes of use without the need of planning permission. However shops and facilities which are deemed as being important to the local community have been placed into Use Class F2

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
  - **E(c)(i)** Financial services,
  - **E(c)(ii)** Professional services (other than health or medical services), or
  - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Crèche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
  - **E(g)(i)** Offices to carry out any operational or administrative functions,
  - **E(g)(ii)** Research and development of products or processes
  - **E(g)(iii)** Industrial processes

#### **Use Class F1 – Learning and non-residential institutions introduced from 1 September 2020.**

This use class brings together some elements of **Use Class D1** namely, schools, colleges etc., galleries, museum, public libraries, public hall or exhibition hall and churches etc.

## **Use Class F2 – Local community uses**

This use class is designed to protect local community assets and include shops smaller than 280 m<sup>2</sup> and without another shop in 1,000 m<sup>2</sup>, a hall or meeting place for the principal use of the local community (was **use class D1**), outdoor sport or recreation locations (was **D2(e) use class**) and swimming pools or skating rinks (was **D2(e) use class**).

In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

**F1 Learning and non-residential institutions** – Use (not including residential use) defined in 7 parts:

- **F1(a)** Provision of education
- **F1(b)** Display of works of art (otherwise than for sale or hire)
- **F1(c)** Museums
- **F1(d)** Public libraries or public reading rooms
- **F1(e)** Public halls or exhibition halls
- **F1(f)** Public worship or religious instruction (or in connection with such use)
- **F1(g)** Law courts

**F2 Local community** – Use as defined in 4 parts:

- **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
- **F2(b)** Halls or meeting places for the principal use of the local community
- **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
- **F2(d)** Indoor or outdoor swimming pools or skating rinks

## **Sui Generis**

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These are:

- theatres
- amusement arcades/centres or funfairs
- laundrettes
- fuel stations

- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4
- drinking establishments with expanded food provision – from 1 September 2020, previously Class A4
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5
- venues for live music performance – newly defined as 'Sui Generis' use from 1 September 2020
- cinemas – from 1 September 2020, previously Class D1(a)
- concert halls – from 1 September 2020, previously Class D1(b)
- bingo halls – from 1 September 2020, previously Class D1(c)
- dance halls – from 1 September 2020, previously Class D1(d)

Other uses become 'sui generis' where they fall outside the defined limits of any other use class.

For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a 'sui generis' use.

### **Why have the changes been made?**

The government has said that the main driver of change has been the need to enable a repurposing of buildings on high streets and town centres. The new Class E allows for a mix of uses to reflect changing retail requirements. It will allow a building to be used flexibly by having a number of uses taking place concurrently or by allowing different uses to take place at different times of the day. Changes to another use, or mix of uses, within this class will not require planning permission.

The new concept of 'Local Community' uses – Class F2 – has been introduced to ensure important community facilities are protected through the planning system. Again, changes of use within this class do not require planning permission.

### **Transitional regulations: Move from existing to new use classes**

From 1 September 2020 onwards, if a building or other land is being used in a way falling within Class A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés) or B1 (business) then it will be treated as though it is being used for a purpose specified in the new Class E. Change of use to another use within Class E will be allowed without the need for planning permission.

If the building is not being used or occupied for the use permitted under an existing planning permission, it will need to be brought into that use before it can then change to another use within Class E.

## **7.0 MHCLG Open Consultation Planning for the Future – Closes 29 October 2020**

7.1 The Planning for the future consultation proposes reforms of the planning system to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed.

7.2 The White Paper, titled “Planning for the Future”, sets out a series of high-level reforms to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed. In addition a further document is being consulted on, which is imaginatively titled “Changes to the Current Planning System”.

7.3 The main changes include:

A **zonal system** setting out whether planning permission for certain developments will be granted on a given site. Under the proposals, land will be designated into three categories:

1. **Growth areas:** Proposals for new homes, hospitals, schools, shops and offices will be automatically allowed.
2. **Renewal areas:** Proposals for high-quality development, largely on urban and brownfield sites, will be permitted through a prior approval system.

3. **Protected areas:** Development on Areas of Outstanding Natural Beauty and National Parks will continue to be restricted to protect treasured heritage.
- Changes to the **standard method** for assessing local housing need. At present, the system allows housing requirements to be constantly challenged, leading to delays in plan preparation and determining applications. The new methodology would create a standard requirement that is binding, and in theory will drive greater land release through greater certainty. The new standard method would set out development needs such as homes, businesses and community facilities for a minimum period of 10 years, rather than the current 5 years for housing. Again, this would bring greater certainty.
- A review of **affordable housing thresholds** in order to support SME developers. This would consider increasing the threshold above which affordable housing is required. Such an increase would potentially make more sites viable and would speed up the pace of delivery by removing the need for negotiation.
- A simpler **national levy** to replace the current system of developer contributions providing more certainty around financial obligations.
- A pledge to create a system that will ensure **local housing plans** are developed and agreed within 30 months, currently this can often be a seven year plus painful experience. This deadline would be driven by legislation with sanctions for local authorities that fail to meet this timescale. The new Local Plan process would be streamlined and subject to a single statutory “**Sustainable Development**” test, replacing the existing test of soundness, updating requirements for assessments and abolishing the Duty to Cooperate.
- A **rules-based system** that makes it clearer to understand development requirements for a scheme and allocation, to reduce the number of planning cases that go to appeal.
- Securing of **First Homes** for local people, key workers and first-time buyers at a 30% discount through developer contributions in the short-term until transition to a new system.
- Extending the current **Permission in Principle** to major developments.
- Promotion of all new homes to achieve a **zero carbon ready** status with without the need for costly retrofitting.

### **Devil in the detail**

At first glance, these headlines could radically transform the current planning system and help bring about a faster, more streamlined and effective process, while maintaining credibility and transparency. However, as always with all consultation documents, there is a question over what will actually make its way into legislation.

Representations are being formulated be made by the Council and AGMA.

## **8.0 CONCLUSION**

- 8.1 Planning still remains a topic area that generates significant interest both from the public and the Government's perspective. It is evident that the legislative approaches remain committed to the retaining of intervention by LPA's but with the main intention to facilitate good development and efficient decisions. Continual changes and the issues that arise from the latest interventions are yet to be seen, but it is evident that more and more changes inevitably have led to the intention of a new planning act to rival that of the main 1990 Act. This extensive action shown in the **Planning for the future** Bill would, change the entire approach to the planning system, some of which would be more welcome than others, depending upon one's own view.
- 8.2 Planning in Bury evidences increased development activity and therefore a buoyant planning activity. In response to this Bury Council are one of the leading authorities in delivering decisions that maintain it at the top of the authorities in the country.
- 8.3 Bury Council has now set up a new Directorate – Dept for Business, Growth and Infrastructure, that brings together the various disciplines related to development and regeneration. Part of the work that has already commenced relates to the provisions of Masterplanning ranging from wide areas such as the Radcliffe Regeneration Framework and Prestwich Masterplan through to smaller sites. Much of this work aims to bring the respective townships and communities that they are located within to a point of opportunity to secure future economic, social and environmental prospects benefit from opportunity.

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### **List of Background Papers:-**

PS1/2 Returns

#### **Planning guidance: letters to chief planning officers:**

<https://www.gov.uk/guidance/planning-guidance-letters-to-chief-planning-officers>

<https://www.gov.uk/guidance/when-is-permission-required>

<https://www.legislation.gov.uk/uksi/2020/632/contents/made>

[https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use/2](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use/2)

<https://www.legislation.gov.uk>

<https://www.lsh.co.uk/explore/research-and-views/news/2020/08/planning-white-paper>

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