

Ward: Ramsbottom + Tottington - Tottington

Item 04

Applicant: Mr Jason Briggs

Location: Kirklees Valley Farm, Kirklees Street, Tottington, Bury, BL8 3NY

Proposal: Erection of single storey dwelling to replace existing dwelling

Application Ref: 69555/Full

Target Date: 08/06/2023

Recommendation: Approve with Conditions

Description

The application concerns a plot of land which is located within the Green Belt, River Valley and Wildlife Link and Corridor. It is also designated an Informal Recreation Area. The site is on the boundary with a Grade A Site of Biological Interest (SBI) to the east and Kirklees Local Nature Reserve (LNR) beyond this.

There are residential properties to the west on Kirklees Close and open fields to the south.

The land within the applicants ownership is circa 1.5 ha which includes land surrounding the application site.

A large part of the site comprises a variety of structures and buildings, hardstandings, building rubble and vehicles. Parts are overgrown with vegetation. On the entrance to the site to the west, are some containers/buildings and there is a timber built stables approximately half way into the site on the western boundary. To the east of the entrance the area is overgrown with vegetation and trees. There are also bits and pieces such as planks of wood, piles of building rubble, a greenhouse frame and such like.

The site as a whole could be described as fairly untidy.

The site is accessed off Kirklees Street which serves the residential properties to the west and which turns into a rough unmade lane approximately 78m from the site. There is an existing green palisade fence and gates to the site entrance.

Background

A small part of the land benefits from a lawful residential use by the grant of a Lawful Development Certificate in September 2021 (ref 66959), where it was established that the caravan/mobile home which had been sited on the plot was of a permanent character, being anchored to the ground and unmovable. It was also established the 'dwelling' had been in situ for more than 4 years.

This dwelling is sited in the westerly part of the application plot.

The plot has a hardstanding surface and is bounded in part to the west by a fence and trees and at the rear by a timber boarded fence.

In October 2021 a retrospective planning application was submitted seeking the replacement of the existing dwelling with a new single storey dwelling as this dwelling had already been brought onto the site. It had been located next to the existing on the eastern side and comprises a single storey modular type with rendered external walls and a felt pitched roof. It was set slightly above ground but anchored in position. Internally, accommodation comprised a lounge, dining/kitchen, 2 bedrooms and WC facilities.

The proposed plans showed a garden area of 9m to the western side would be provided with an 11m wide hardstanding and parking area in front. The garden shed was to be retained.

The application was refused for 3 reasons -

- Failure to demonstrate very special circumstances to outweigh harm caused to the openness of the Green Belt
- Impact on openness of the Green Belt due to the extent of hardstanding and associated domestic paraphernalia
- Size, scale, position of the dwelling on the site and impact on openness of the Green Belt.

The Applicant appealed the planning decision which was dismissed by the Planning Inspector in August 2022 for reasons of:

- Greater impact on the spatial and visual openness of the Green Belt than presently exists
- Very Special Circumstances not demonstrated to outweigh harm caused to the Green Belt.

The Inspector therefore concluded the proposal would amount to inappropriate development.

This application seeks to address the reasons for refusal and the Planning Inspector's decision by the submission of this revised scheme.

The application seeks to retain the dwelling but now proposes to re-position it in a different location on site. This would involve permanently removing the stable block on the western boundary from site and replacing it with the proposed dwelling.

It is also proposed to remove 5 other structures/containers on site and the former dwelling (granted under the prior approval consent)

The development would utilise the existing access which runs through the site and parking for 2 cars located nearby with a small amount of amenity space next to the dwelling.

Trees along the site boundary would be retained and there are proposals for new planting around a new residential area.

The applicant has provided comparative areas and volumes of the new dwelling and structures proposed for removal as follows -

Existing

Area of buildings to be demolished/removed = 90.1 sqm

Volume = 220 m³

Proposed

Area = 63.5 sqm

Volume = 189 m³

Net effect

Area = - 27 sqm (- 30% on site)

Volume = - 31 m³ (- 14% on site)

Relevant Planning History

59822 - Proposed manege for domestic use - Approve with Conditions 28/04/2016

66959 - Certificate of lawfulness for the residential use of a caravan -2/9/21

67532 - Erection of single storey dwelling to replace existing dwelling - refused 21/12/2021.

Dismissed at appeal 3/8/22

17/0450 - Creation of access road and erection of fencing - 25/02/2019

Publicity

Letters sent on 25/4/23 to 9 properties.

Site notice posted 4/5/23

Press advert 4/5/23

5 representations received.

4 objections.

1 Support

Objections

- Comments made on previous application still apply. This application should be for the retrospective use of a replacement dwelling on the land.
- The dwelling whilst perhaps being made of wood, is not wooden in its appearance. It appears to be a bright white rendered bungalow which is easily visible on the land.
- Challenge the legitimacy of using poorly insulated caravan as a reason to replace this - a choice by the applicant dispute the exceptional circumstances and from the application itself this is more than a third increase in size. This will impact the Green Belt land, it is visible from many directions.
- The dwelling would be materially larger - three times larger - and VSC not demonstrated
- National space standards is not national policy which would include this "dwelling", it is a pre-existing structure so would not fall under this guidance, nor is the housing standards review package a building regulation. The site has been developed and destroyed slowly over the years.
- Is inappropriate development for Green Belt land and IS inappropriate for the character and appearance of the land itself based on the type and size of the development requested.
- Not in keeping with the surrounding land
- This appears to be a duplicate application to the previous denied application 67532
- The proposed development has a direct impact on nearby residents' properties. I and my immediate neighbours can clearly see the newly erected 'bungalow' and numerous sub buildings/heavy plant items/discarded mobile/static caravans dotted throughout the site. The previous smaller mobile caravan was proportionately smaller/ lower and in such a position that it overlooked my property to a lesser degree.
- Not only is the development situated in a green belt area, it is also situated in a river valley and squarely in the middle of 'Kirklees Valley Nature Reserve' and 'Kirklees nature trail'. This has had significant development by Bury council. I believe the development to be wholly inappropriate in this important area
- The current building has been in situ and occupied since that initial application denial/refusal, how was this possible?
- Unaware that it was being used for "Residential" purposes already, the area is supposed to be "Greenbelt" and the trees and land around the proposed site are inhabited & visited by a large variety of wildlife including Bats, Woodpeckers / various other birds, Roe Deer etc.
- Concerned about the impact of a larger building will have upon this wildlife.
- Concerns regarding provision of services to the site, especially electricity, will it be a Generator? If so will it be turned off at night so as not to create a nuisance?
- The area at the moment looks nothing like any "Farm" that I have seen before, it has looked like a builders yard for at least the last 10 years and does not appear suitable for a young child or family to be living in, I appreciate that this is Mr Briggs & his families personal choice, but does the Council not have a "Duty of Care" towards the Family?
- The proposed dwelling is out of keeping with the green belt & local nature reserve location. It sets a precedent for future development of substantial residential buildings in the nature reserve which is an SBI.
- The proposed dwelling is substantially larger than the existing one and therefore

contrary to the NPPF which states it should not be 'materially larger than the one it replaces'.

- The proposed dwelling is very close to a number of ponds which, according to Bury Council's website, are "used by feeding bats, amphibians & colonised by flora associated with wetland habitats. This is the main reason for the designation of Kirklees Valley as an SBI". It is also surrounded by the habitats of a number of other animals living in the nature reserve. These would be negatively impacted by the development.

Support

I have no objections to this planning application.

I hope the application is granted

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

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Public Rights of Way Officer - No objection.

Borough Engineer - Drainage Section - No response received.

United Utilities (Water and waste) - No objection

Greater Manchester Ecology Unit - No objection subject to conditions/informative

Fire service - Response to be reported in the supplementary agenda

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
HT2/4	Car Parking and New Development
EN6/4	Wildlife Links and Corridors
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
RT3/2	Additional Provision for Recreation in the Countryside
EN7/5	Waste Water Management
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development

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) and 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 Policy 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.

Policies - Green Belt

Chapter 13 - Protecting Green Belt Land, Paragraphs 147 and 148 state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except

in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC 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.

Paragraph 149 states that the construction of new buildings is inappropriate development in the Green Belt. Exceptions to this include point d) for the replacement of a building, provided the building is in the same use and not materially larger than the one it replaces and g) limited infilling or partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: not have a greater impact on the openness of the green belt than the existing development:

UDP Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings is inappropriate development unless it meets one of the 4 exceptions, one of which includes limited extension, alteration or replacement of existing dwelling, provided that they would not result in disproportionate additions over and above the size of the original dwelling.

UDP Policy OL5/2 - Development in River Valleys states that new buildings or changes of use of existing buildings will not be permitted. Where a site falls within an area designated as green belt the established Green Belt policies will apply.

UDP Policy EN1/1 - Visual Amenity - Development should not be permitted where proposals would have a detrimental effect on the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Area or the river valleys. The wider consideration of the effect on visual amenity is necessary in sensitive areas to ensure that developments are not inappropriate by reason of their siting, materials or design.

SPD8 - New Buildings and Associated Development in the Green Belt provides additional advice and guidance, particularly with reference to siting, design, materials, the scale and form of a development.

Principle - The principle of a residential use is established under a Lawful Development Certificate ref 66959 where it was judged the structure, (which was a caravan in its original form when moved on site), was permanent by the way it had been physically secured to the ground. Furthermore, the structure had undergone modifications which acquired a degree of permanence which allowed it to be considered a building as opposed to a caravan. It was also established that the structure had been in situ for more than 4 years under the legal test.

As a replacement dwelling, the proposed development should be assessed under paragraph 149 d) of the NPPF, the assessment of which is to consider whether it would result in a disproportionate addition over and above the size of the existing and thereon whether there would be a material impact on the openness of the Green Belt. As the development involves land an previously developed site, in that it has a lawful part residential use and is occupied by a permanent structure, ie the stables, the proposed development could also be assessed under para 149 g) of the NPPF as previously developed land.

In this case, the proposed replacement dwelling just in itself would be materially larger comparative to the former dwelling and as such would be a disproportionate replacement and inappropriate development and contrary to para 149 d).

Therefore Very Special Circumstances would be required to be demonstrated, whereby potential harm resulting from the proposal could be clearly outweighed by other considerations.

In terms of para 149 g), the assessment needs to consider if the proposed development

would have a greater impact on the openness of the Green Belt than the existing. The application proposes to remove the stable block and re-site the dwelling on the same footprint. It is also proposed to remove other structures including containers and sheds from the site.

This forms part of the applicant's case for Very Special Circumstances which is included in the assessment below.

Assessment and Very Special Circumstances

The approach to development in the Green Belt should be one which is sympathetic and appropriate to a location of a sensitive and special setting and character.

Whilst there would be a net increase in terms of the size of the replacement dwelling, the applicant has sought to address the issue of impact on openness by proposing to re-site the dwelling in an alternative location closer to the site entrance and where there are already existing structures which includes the stable block.

It is proposed to remove the stable block permanently from the site and relocate the dwelling on its footprint, slightly further forward to avoid the tree canopies which are formed along the western boundary.

The proposed dwelling has a volume of 189 m³. The stable building has a volume of 175 m³ and together with the removal of the former dwelling there would be a total volume of 220 m³ removed. This would result in a net loss of built development on site.

It is also proposed to remove 5 other containers/sheds on site which have not been included in the existing volume calculations as they are of a temporary nature and a questionable planning status but their removal would also benefit the site in terms of visual improvement and thereon Green Belt openness and adds to the applicant's case.

Locating the dwelling towards the northern area of the site on the footprint of the stables would mean that all the built form would be located towards the front of the site on one area, leaving the remaining site open.

In addition, the alternative location would also utilise existing areas of hardstanding where a car/cars could park and thereby cause less encroachment into the Green Belt than currently exists.

Indeed, in their appeal decision to the previous application, the Planning Inspector acknowledges and questions why the applicant had not explored this option in their previous application. The Inspector also noted that the removal of the structures would benefit the openness of the Green Belt.

Openness and impacts on openness are not just defined by volume alone.

Indeed, according to case law in the Court of Appeal judgement *Turner v Secretary of State* 2016 at para 14, "The concept of openness of the green belt is not narrowly limited to volumetric approach..... (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspects which the Green Belt presents."

In terms of character and appearance of the development, the Inspector noted that the replacement dwelling would be a single storey modular building of simple design and although materially larger in itself would be modest.

The inspector was also satisfied that the hardstanding and domestic paraphernalia would not cause harm to the character and appearance of the surrounding area including the character. The Inspector concluded that the development would not have a detrimental effect on visual amenity both within or viewed from areas of environmental interest.

Whilst this assessment was based on the previous proposal to retain the dwelling in its current position, similarly so in this case, the amount of residential curtilage would not be dissimilar. In fact, it could be argued that the proposed site would incur even lesser harm in this respect as the proposed hardstanding and garden area would utilise an existing area of footprint and the access into the site. A condition would also be included to ensure the existing site be planted/grassed over which would improve the overall visual appearance of

the site.

The application site is largely hidden from public viewpoints by trees and boundary fencing. The proposed dwelling, whilst larger, is still relatively small and single storey. In terms of siting, the proposed dwelling would be positioned close to the western boundary which is heavily planted with trees and bushes and therefore the dwelling would be screened from wide public views from that direction. The additional landscaping proposed around the residential curtilage would further obscure views from the south west. The applicant's land ownership extends significantly to the east by approximately 60m where it drops down to the ponds beyond which are also heavily screened by trees and vegetation.

All in all the site is well screened from wider views and it is considered that the re-siting of the dwelling to the proposed position would be a significant improvement to where the dwelling is currently located.

As discussed above, the removal of the stables and structures would add substantial weight to the applicant's case.

Other Very Special Circumstances

To advance their case to retain the proposed dwelling on site, albeit relocated, the applicant stated that the former dwelling was extremely limited in space, failed space standards and was very poorly insulated and in no state to continue to provide an appropriate standard of accommodation for family living.

The Inspector gave modest weight to the consideration of the quality of the living conditions. In balancing the overall appeal decision, the inspector stated that when drawing the case together in its entirety, "*the other considerations advanced results in a finely balanced decision..... butdo not, on balance clearly outweigh the totality of the harm that I have found.*" Consequently, it was concluded that the very special circumstances necessary to justify the development did not exist.

The Inspector's appeal decision did not however, account for the re-siting of the proposed dwelling to an area of previously developed land, nor for the removal of the stables and other structures on site. The Inspector also considered that the replacement dwelling itself in terms of appearance and design and associated domestic paraphernalia and hardstanding would not conflict with policy EN1/1 or SPD8 which provided advice on how the character of the Green Belt is maintained and where possible improved.

Conclusion

In weighing up the applicant's case for the retention and re-siting of the proposed dwelling and taking into consideration the removal of the stables and other structures there can be no doubting the significant benefit which would be gained by the relinquishing of developed land to 'open' Green Belt land and which adds great weight to the applicant's case.

As is clear from the Turner case, the characteristics of a Green Belt site can be wide and varied and this must be taken into consideration when considering the development proposals.

Permitted development rights would need to be removed for domestic type structures and paraphernalia to ensure there would be controls to retain the open areas of Green Belt within the 'developed' site.

Impact on residential amenity - The site is fairly remote in terms of its relationship to other residential properties. The houses to the west on Prospect Place and Avallon Close are circa 60m away and there is significant tree planting and shrubbery which already screens the western boundary from views. This landscaping would be retained and additional planting added to the southern boundary of the residential curtilage. Given the distance away and screening of the site it is considered there would not be any impacts from overlooking or issues of privacy and longer range views of the proposed dwelling would be limited, if at all.

It is therefore considered that the proposed development would be acceptable and comply

with EN1/2, H2/1 and H2/2.

Highways - The site is located off a Public Right of Way (52 TOT). The site has been accessed by motorised vehicles for a number of years and the route also used by vehicles and those visiting the fishing lodges. As such, it is considered that there would be no issues with continuing to use the PRow and access lane as it currently exists.

Furthermore, the scale of the proposed development would not introduce additional numbers of vehicles beyond the scope which currently exists.

The site is located in a relatively remote location, and the fire service have been consulted due to the extent of the single lane access. A response has not been received to date and will be reported in the Supplementary Agenda if received.

For similar developments in more remote locations, the Fire Service have responded as follows -

- The Fire Service requires vehicular access for a fire appliance to within 45m of all points within the dwellings.
- The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required, preventing a fire appliance from having to reverse more than 20m.
- The maximum length of any single access cul-de-sac network should be 250 meters.
- There should be a suitable fire hydrant within 165m of the furthest dwelling.
- The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons.

The applicant has acknowledged the fire service requirements and states that the access lane is wide enough to accommodate a fire engine. There is also a large pond nearby from which a pipe leads to the site. The applicant would also be willing to accept a condition for the installation of a sprinkler system within the dwelling.

The site already benefits from the lawful use for residential purposes by the grant of the Lawful Development Certificate and as such, a replacement dwelling would be no different. Arguably the replacement dwelling is built to a higher specification, is newer and therefore less likely to be a fire hazard plus there is the benefit of installing a sprinkler system.

As such, the proposed development is considered to be acceptable.

Drainage - There is an existing septic tank which currently serves the dwelling and which would serve the dwelling in its new location. Any connections to public systems would require the approval of United Utilities.

Ecology

Summary

Potential ecological issues include bats, nesting birds and biodiversity mitigation and enhancement.

Proximity to Kirklees Valley SBI & LNR

The revised location does not increase the risk of negative impacts to the ecological value of the Valley. GMEU would not require further information or measures in this respect.

Bats

The new application includes the demolition of the stables. The applicant has described the building and noted that this type of building is a very low risk structure. Internal and external photographs have also been supplied.

GMEU are satisfied that the building is very low risk. No bat survey required.

Nesting Birds

Whilst trees and shrubs are shown as primarily retained, the structures proposed for

removal may provide nesting opportunities for species such as swallow. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. As a precaution, GMEU recommend a condition be applied to any permission to restrict the removal of /works to trees or shrubs.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development is located on very low value habitats, with existing trees retained and new screen planting proposed. GMEU are satisfied that if the planning is native and appropriate to the location mitigation and enhancement will be achieved. Mitigation may also be required for nesting birds and this is a good location to install bat boxes. The details can be conditioned.

Response to objections

- It is considered that Very Special Circumstances have been demonstrated which would outweigh harm caused to the openness of the Green Belt as detailed above.
- The Planning Inspector accepted the character and appearance of the proposed dwelling would not conflict with Green Belt policy.
- This application is not a duplicate of the previous refusal. It is proposed to re-position the dwelling in an alternative location on site and remove previously developed structures. The assessment above details the proposals. It is therefore considered that some previous objections made would not be relevant to this application.
- The proposed dwelling would be more than 60m away from the nearest residential properties and substantially screened by landscaping. It is concluded there would not be an issue of overlooking now would local residences have significant views of the proposed dwelling.
- The dwelling would be approx 35m from the SBI and 55m from the LNR and therefore these areas would be unaffected by the siting of the development. GMEU have confirmed the revised siting of the dwelling would not negatively impact the ecological value of the valley.
- The applicant has taken appropriate steps to find an alternative solution to retain the replacement dwelling on site and by the submission of this planning application. The LPA consider it would not be expedient to enforce on this matter, if required, until the outcome of the application had been determined.
- All other issues have been covered in the above 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 - Existing site plan and proposed sections JB-17-05-23-A2; Proposed site plan and building section JB-17-05-23-B(2) amended 5/6/23; Location plan JB-210920 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 listed.

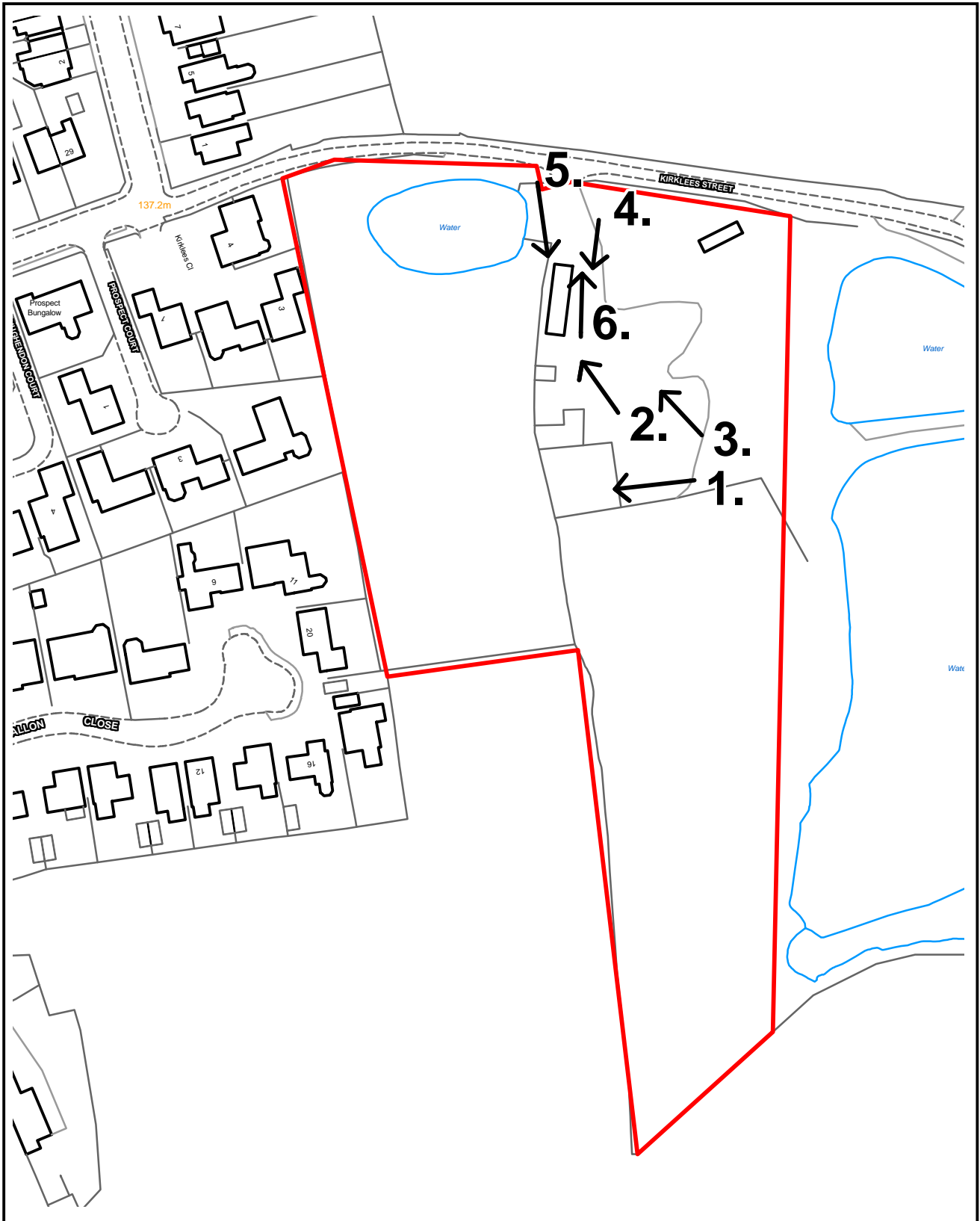
3. Within 2 months of the re-siting of the dwelling to the approved position, the structures shown hatched in grey and the former dwelling subject of the Lawful Development Certificate as shown on the existing site plan and proposed sections plan JB-17-05-23-A2 shall permanently be removed from site and the land re-instated to a grassed surfacing within 12 months or the first available planting season, which shall thereafter be maintained.
Reason. The application is considered acceptable subject to the removal of existing structures to maintain the openness and character of the Green Belt pursuant to Bury Unitary Development Plan Policies OL1/2, EN1/1, EN9/1 and the principles of the NPPF.
4. Following the re-siting of the dwelling hereby approved, connection shall be made to the existing septic tank.
Reason. To ensure suitable drainage of the site pursuant to UDP Policy EN7/5 - waste Water Management and the principles of the NPPF.
5. No works to trees or shrubs shall occur or demolition commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance 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 policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
6. Prior to the occupation of the development hereby approved, details of the proposed landscaping plan shall be submitted to and approved by the Local Planning Authority. The contents of the plan should include native tree and shrub planting and the provision of bat/bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the dwelling is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
7. The vehicular and pedestrian access arrangements, turning facilities and bin storage/collection arrangements for the new dwelling within the curtilage of the site indicated on the approved plans shall be provided before the development 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 Policies EN1/2 - Townscape and Built design and H2/2 the Layout of New Residential Development.
8. The car parking for the new dwelling indicated on the approved plans, shall be surfaced and made available for use prior to the development hereby approved being occupied and thereafter maintained at all times.
Reason. To ensure adequate off-street car parking and to allow adequate space to

maintain a vehicle clear of the highway in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

9. Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in the dwelling hereby approved and shall thereafter be maintained at all times.
Reason. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.
10. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 and Class A of Part 2 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

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

Viewpoints - Item 04



PLANNING APPLICATION LOCATION PLAN

APP. NO 69555

ADDRESS: Kirklees Valley Farm Kirklees Street Tottington

Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.



Bury
COUNCIL

Item 04 – 69555

Photo 1



Photo 2



Item 04 – 69555

Photo 3



Photo 4



Item 04 – 69555

Photo 5



Photo 6

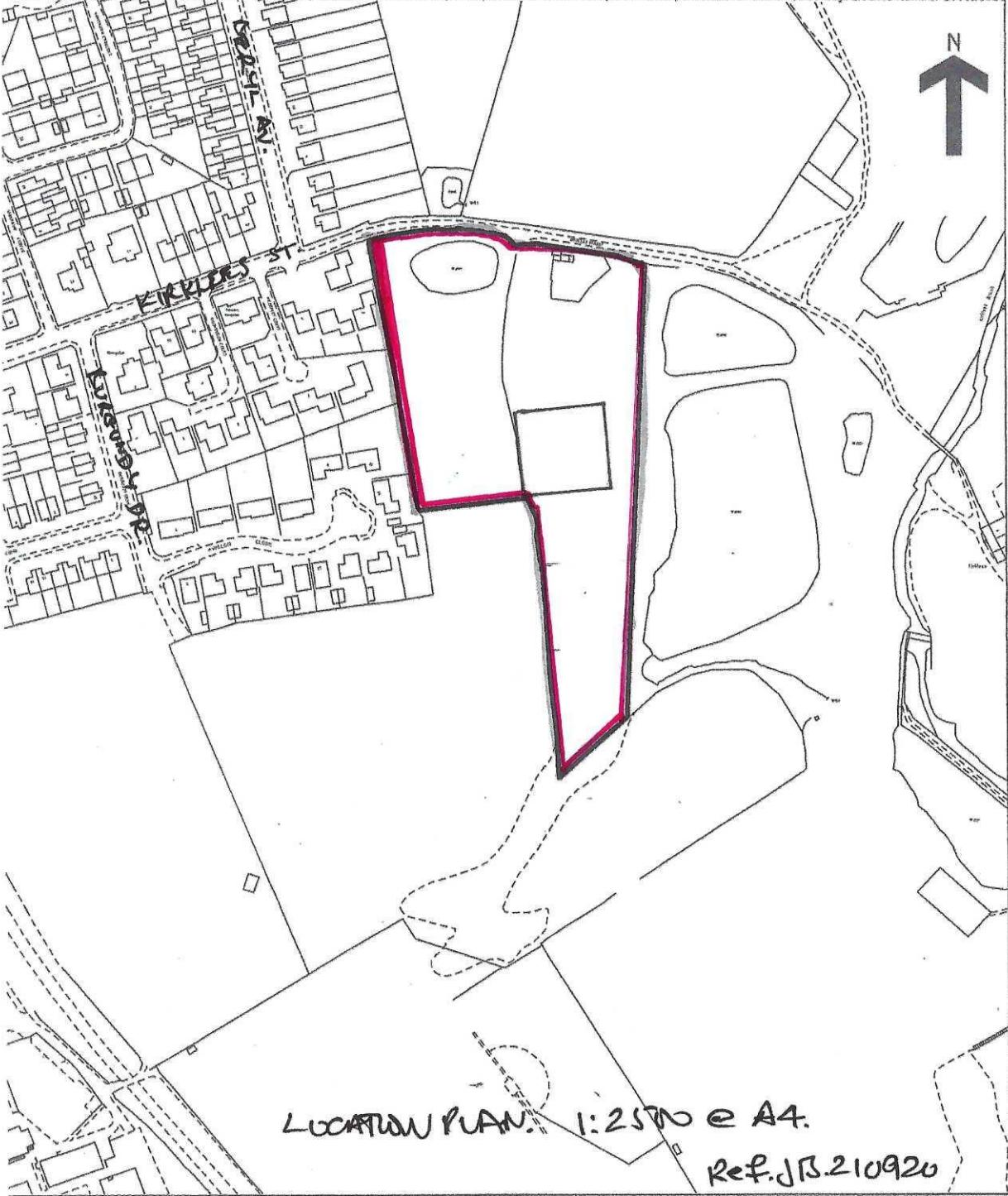


HM Land Registry
Current title plan

Title number **GM890682**
Ordnance Survey map reference **SD7813SW**
Scale **1:2500 reduced from 1:1250**
Administrative area **Greater Manchester :**
Bury

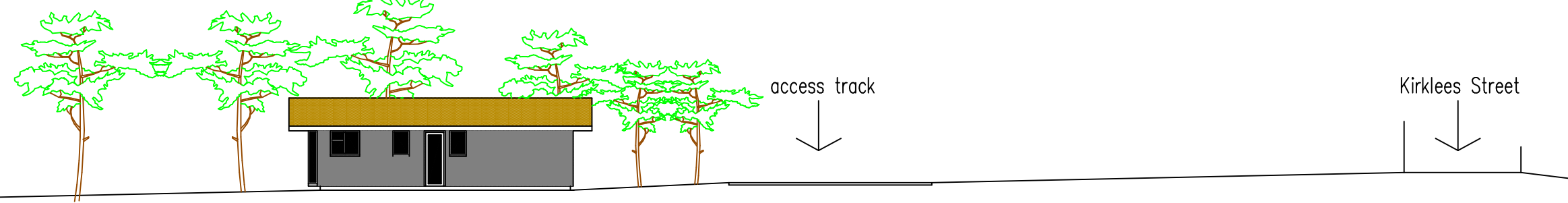


©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316

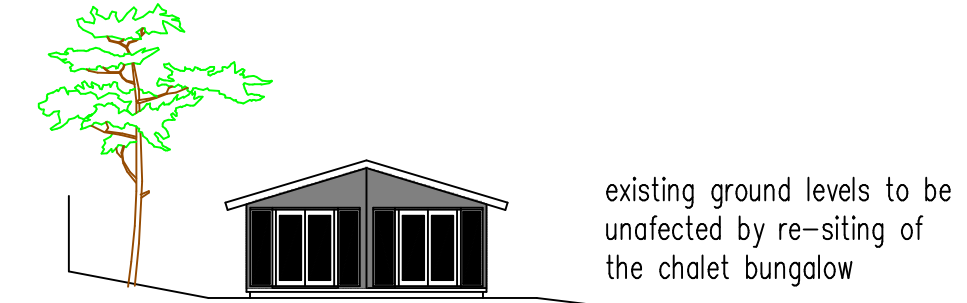


LOCATION PLAN. 1:2500 @ A4.
Ref. JB.210920

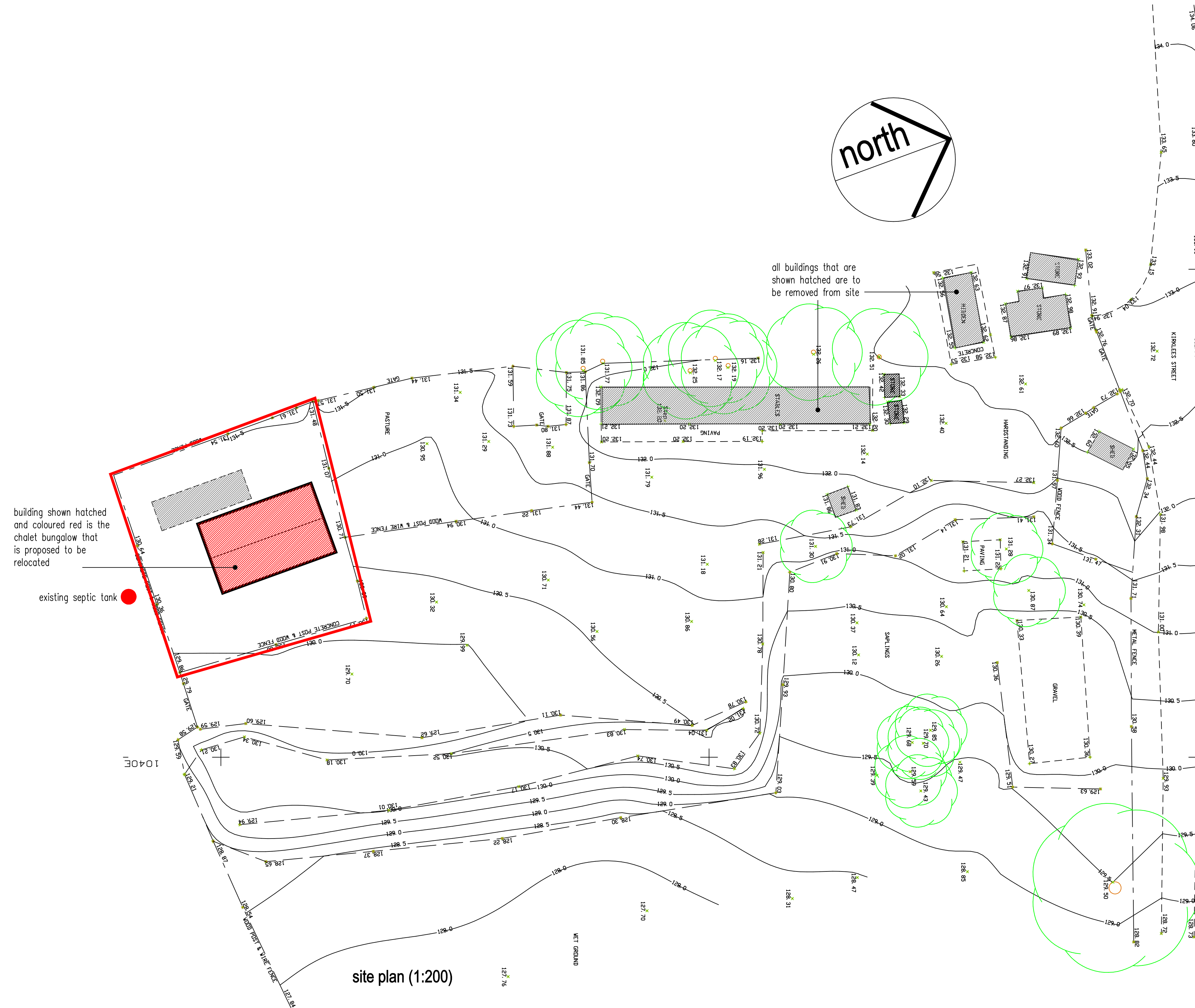
existing trees to be retained and to be suitably protected during the re-siting of the chalet bungalow



proposed section A-A (1:200)



proposed section B-B (1:200)



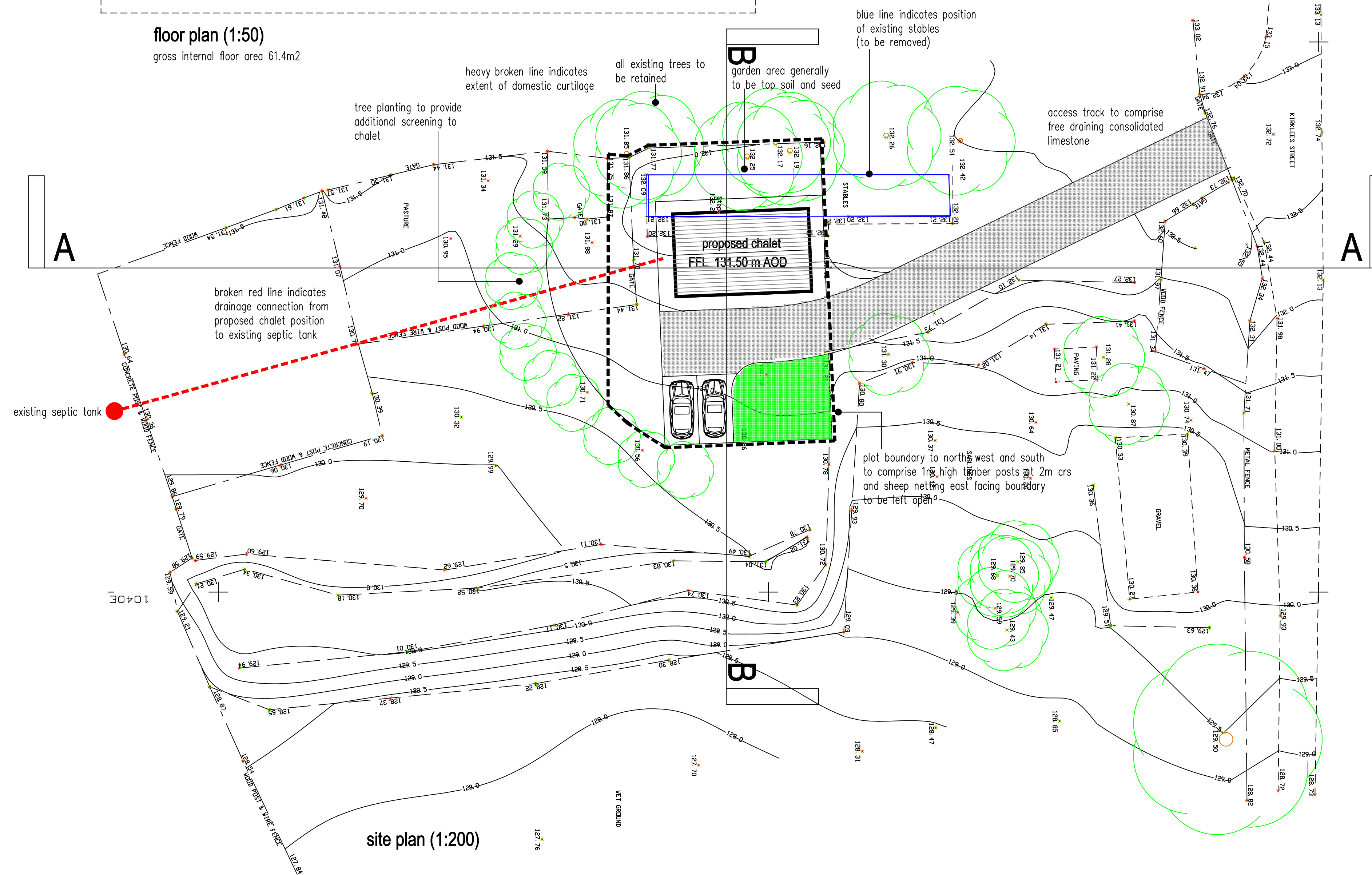
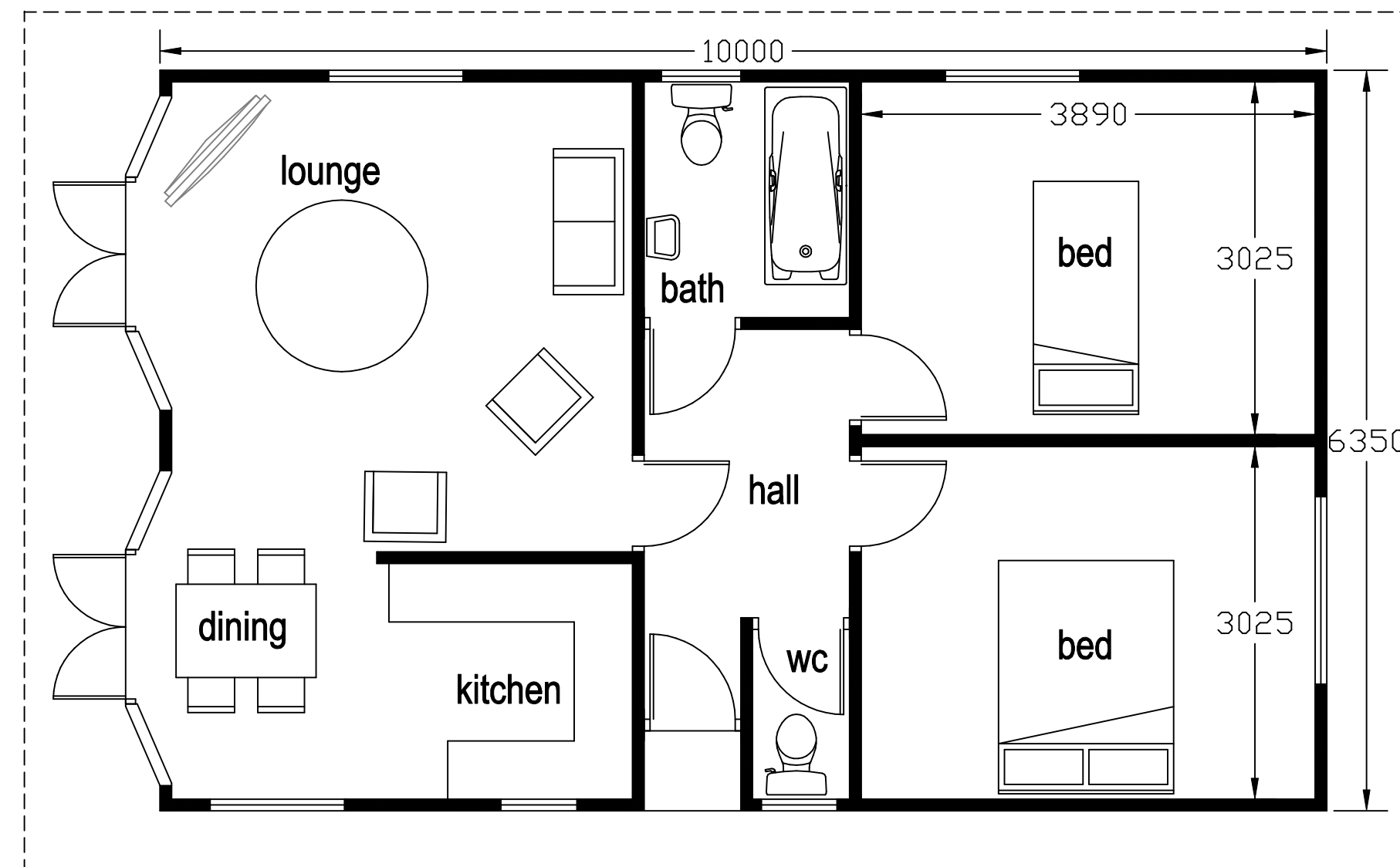
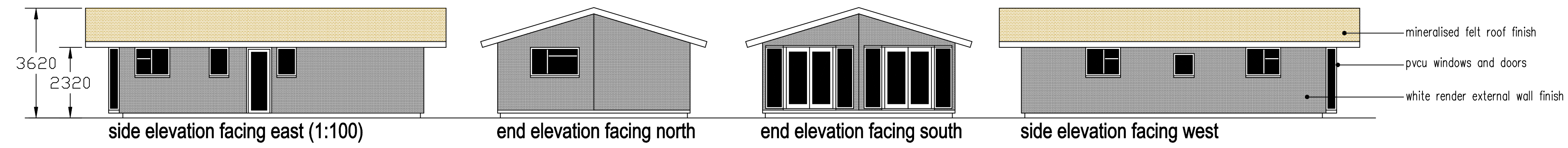
existing site plan + proposed sections

proposed re-siting of existing chalet bungalow on land at

Lower Kirklees Street Tottingham

scale 1:200 @ A1

drawing number JB-17-05-23-A2



amended 05-06-23
plot boundary area reduced
plot boundary treatment altered

proposed site plan + building details

proposed re-siting of existing chalet bungalow on land at

Lower Kirklees Street Tottington

scale 1:200 1:100 1:50 @ A1

drawing number JB-17-05-23-B(2)