

Ward: Bury West - Elton

Item 03

Applicant: Elton Fold Workmens Club and Institute Ltd

Location: Elton Fold Working Mens Club, Leigh Lane, Bury, BL8 2RH

Proposal: Erection of external raised decking at side with canopy and timber board cladding to side elevations

Application Ref: 73065/Full

Target Date: 03/07/2026

Recommendation: Approve with Conditions

Description

The application property is a large detached commercial building on the northern side of Leigh Lane and western side of Redford Street. The north of the site is bound by metal fencing which separates the property from residential properties along Elton Fold Chase. To the west of the property, there are further residential properties.

The proposal is for the erection of external raised decking at the side with a canopy and timber board cladding to side elevations. Existing decking at the property has been removed due to age related degradation which was making it dangerous.

The proposed decking area will project a maximum of 13.5m towards the east from the original side elevation of the property, approximately 9.6m further to the east than the original decking at the property. It would be 7.3m in length with the raised section a maximum of 1.1m in height where the levels are lowest towards the east of the site.

The proposed canopy would cover the entirety of the raised decking area, with a maximum height of 4.5m from the lowest level at the site to the top of the roof lanterns proposed.

The northern side of the proposed decking area would feature solid timber board cladding. The solid timber board cladding would also feature acoustic insulation of an 18mm plywood stud wall, a 100mm layer of acoustic foam within the cavity, and a dense acoustic panel system on the outer face. The eastern side of the proposed (facing Redford Street) to be clad with weatherproof boarding from ground level to 1.1m above the proposed decking level. Trellis panels would be installed above this to the height of the eaves of the canopy.

The area is mixed use in nature, predominantly of residential and commercial uses. Parking within the area is predominantly on street.

Amendments

Amendments to the scheme were requested and provided to make the proposed northern elevation a solid timber structure, rather than with trellis panels to reduce any privacy impacts to neighbouring properties to the north.

Relevant Planning History

02763/E - Extension to rear of club to form a games room - Enquiry completed 26/10/2022
03161/E - Replace existing external wooden decking to the side of the club. It has been in place c15 years and is in a serious state of disrepair and unsafe. Whilst replacing the existing decking, our proposal is to extend the decking to the entire free area of the side of the club. - Enquiry completed 12/02/2026

35088 - APPLICATION FOR PRIOR APPROVAL OF DETAILS: ERECTION OF AGRICULTURAL STORAGE BARN - Withdrawn 26/07/1999
 35122 - 1 NO 15M HIGH PCN POLE; 3 NO CO POLAR SECTOR ANTENNAE; 2 NO 600MM DIAMETER MICROWAVE DISHES; 6 NO LNA UNITS; 1 NO 2F CABIN ON NEW CONCRETE BASE - Approve 16.03.1999
 66291 - Erection of 3 No. bay practice nets and security fence - Approve with Conditions 11/02/2021
 69668 - Single storey rear extension with access ramp - Approve with Conditions 06/07/2023
 70662 - Variation of condition no. 2 (approved plans) and no. 7 (landscaping plan) of p/p 69668: Remove the conifers running along rear boundary and replace with a 450mm high trellis above the existing fencing and plant growing vines up the fence and into the trellis, creating a green screen over time. - Approve with Conditions 17/05/2024
 15/0387 - Creation of beer garden/children's play area - 18/09/2015

Publicity

22 neighbouring properties were consulted on 15.05.2026. 6 objection comments from 4 neighbouring properties have been received detailing the following concerns:

- Concern regarding noise
- Concern over intensification of use
- Concern over privacy impacts and overlooking into neighbouring dwellings
- Planting proposed would not mitigate the privacy impacts caused
- Concern over increased light spill
- Conditions should be imposed regarding external lighting, noise, a solid boundary facing neighbouring properties with no openings and strict limits on hours

One letter of support was also received detailing the below:

- The proposed represents a good overdue upgrade
- The plans to replace the existing decking, which had stood long before any houses were built nearby, would actually create more privacy for those living close to the club.
- The club celebrates its 135th birthday next year and has lots of neighbours and friends who are also members.

Statutory/Non-Statutory Consultations

Traffic Section - did not wish to restrict the granting of planning permission

Environmental Health - Contaminated Land - assessed the application and had no comments to make regarding contaminated land and air quality.

Environmental Health - Pollution Control - commented that Environmental health have no records of complaints of noise from this premises. Also provided advice on the noise condition, which has been acknowledged.

Borough Engineer - Drainage Section - no objections and requested no further information. Made the below comment, which has been acknowledged as an informative:

The submitted information indicates that the proposal only involves the replacement and extension of the existing decking structure. The applicant should ensure that suitable drainage arrangements are provided for the proposed canopy roof drainage and that any

necessary approvals from United Utilities are obtained for any drainage connections, where required.

Pre-start Conditions - Applicant has agreed to pre-start conditions.

Development Plan and Policies

EN1/2	Townscape and Built Design
JP-P1	Sustainable Places
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework
PfE	Places for Everyone

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.

Visual Amenity

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

The proposed raised decking area would be at the same height as the previous decking area, and would be constructed of similar materials to that previously at the site.

The proposed canopy, including the timber cladding to the elevations, would also utilise similar materials to that already at the site, and therefore it would not appear incongruous within the area.

The height of the proposed would be lower than the eaves of the existing building and would therefore appear as a subordinate addition to the property.

Overall, the proposed would appear similar to previously existing at the property, with the timber cladding to the northern and eastern side elevations and canopy not appearing as inconsistent additions incongruous within the area, or uncommon features at properties of this use.

Given this, the proposed accords to both UDP Policy EN1/2 and PfE Policy JP-P1 and would be considered acceptable.

Residential Amenity

SPD 6 provides guidance on aspect standards between developments and neighbouring residential dwellings.

Properties to the north of the site would retain approximately 13.6m between the proposed and their rear elevations. As outlined within SPD 6, extensions should maintain a minimum

distance of 6.5m between a principal window to a habitable room in one property and a single storey blank wall. Given this, the proposed would be considered acceptable. There are some slight levels changes, with the site lowering towards the north however SPD 6 also states that there should be an extra 3 metres of separation for each 2.5m or one storey of height or level difference. The interface distance of 13.6m would still far exceed the 9.5m guidance outlined within SPD 6.

There are no residential properties to the east or south of the proposed within a reasonable distance to be impacted.

Properties to the west of the application property are sited away from the proposed, and therefore there would be limited further impacts to these neighbours.

UDP Policy CF1/1 Location of New Community Facilities states that proposals for new and improved community facilities will be considered with regard to the impact on residential amenity and the local environment.

Due to the proposed decking area increasing in projection from the existing decking area, and therefore the chance of use of the area intensifying and leading to more noise, it is considered this has been considered by the applicant by ensuring acoustic insulation to the elevation closest to residential neighbours.

The acoustic insulation would be 18mm plywood stud wall, a 100mm layer of acoustic foam within the cavity, and a dense acoustic panel system on the outer face. It was also confirmed by the applicant that for this type of acoustic insulation, the expected airborne sound reduction would be in the region of 40-45 dB in the mid-to-high frequency range when fully sealed. The foam itself provides absorption within the cavity, while the mass of the plywood and acoustic panels provides the primary sound-blocking performance.

This was reviewed by the Council's Pollution Control Team, who noted that given the lack of evidence/complaints received previously for this site, the opening hours couldn't be reasonably reduced from previously in this instance. It was also noted however that if complaints were to be received, the following could occur:

- Environmental health can ask licensing to review their licence in front of the licensing committee who can revoke the alcohol licence
- Environmental health can investigate noise under the statutory nuisance provisions of the Environmental Protection Act 1990

These comments have been added as an informative.

Given the above, the proposed is therefore considered acceptable in relation to SPD 6 and UDP Policy CF1/1.

Response to Objection Comments

The proposed scheme has been amended in order to protect the privacy of neighbouring dwellings, and this is considered to have therefore acknowledged these concerns. Noise and external lighting conditions have been acknowledged within the conditions of the report. This should also help to mitigate any concerns regarding the intensification of the use. An informative has also been added regarding steps Environmental Health would take should unacceptable noise impacts occur.

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

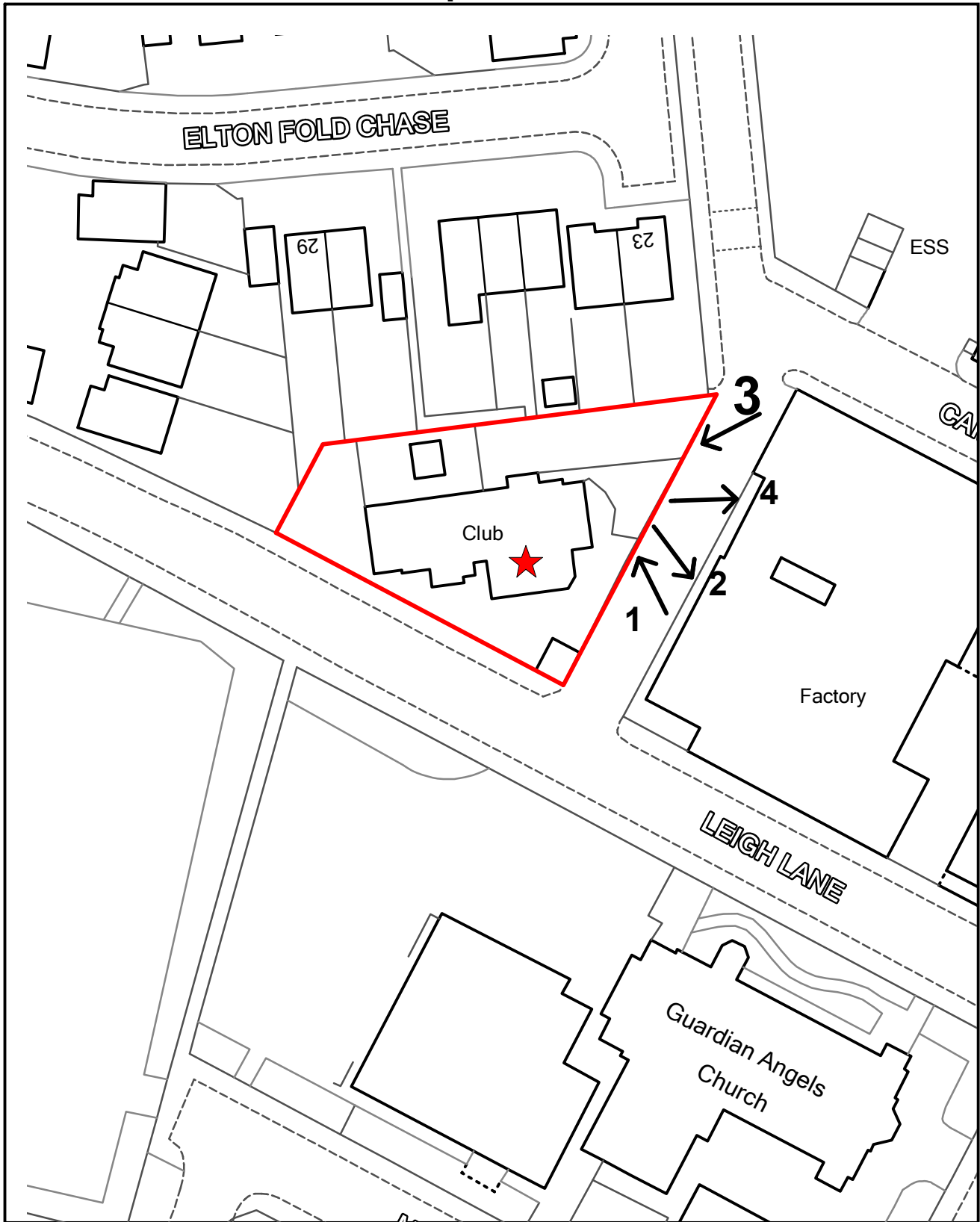
1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered EFDW-004A and EFDW-003E and the development shall not be carried out except 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 as shown on drawing numbered EFDW-003E.
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 use hereby permitted shall not be open to customers outside the following times: 16:00 to 00:00 *on Mondays to Friday*, 12:00 to 00:00 *Saturdays* and 12:00 to 22:00 *on Sundays and Bank Holidays*

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/5 – New Local Shopping Provision Outside Recognised Shopping Centres and S2/6 – Food and Drink of the Bury Unitary Development Plan.
5. There shall be no loud speakers, amplified music or TV/video screens provided to the proposed decked patio area at any time.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S2/6 - Food and Drink of the Unitary Development Plan.
6. Prior to commencement, an external lighting scheme shall be submitted to the Local Planning Authority detailing how the proposed development is to be lit.

Reason. In the interests of residential amenity.

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

Viewpoints



Application number 73065

**Elton Fold Working Mens Club, Leigh
Lane, Bury, BL8 2RH**

ADDRESS:



Bury
Council

Planning, Environmental and Regulatory Services

© Crown Copyright and database right (2023). Ordnance Survey 100023063.

73065

Photo 1



Photo 2



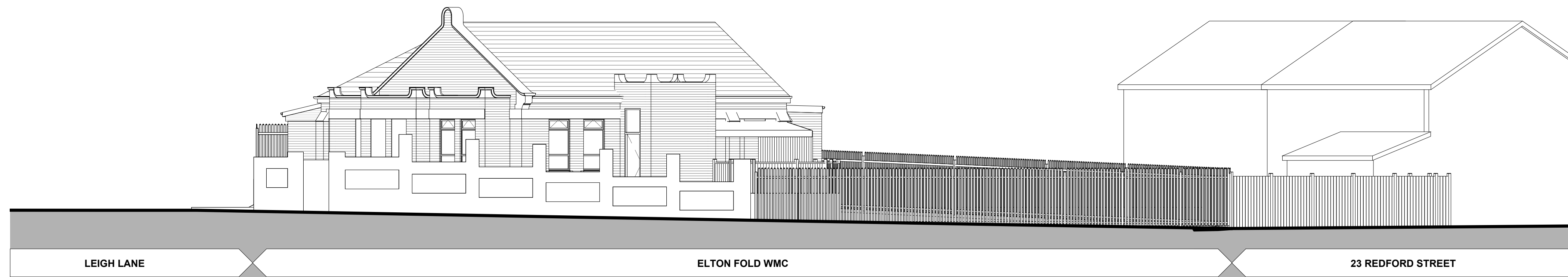
73065

Photo 3

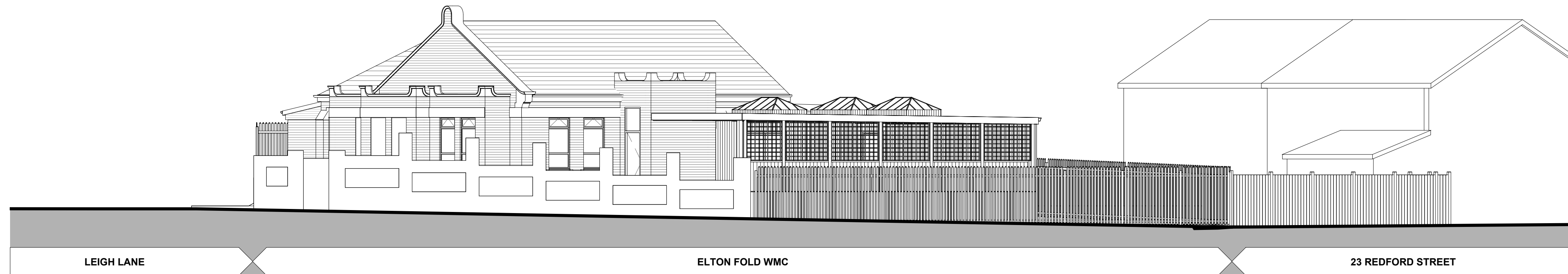


Photo 4

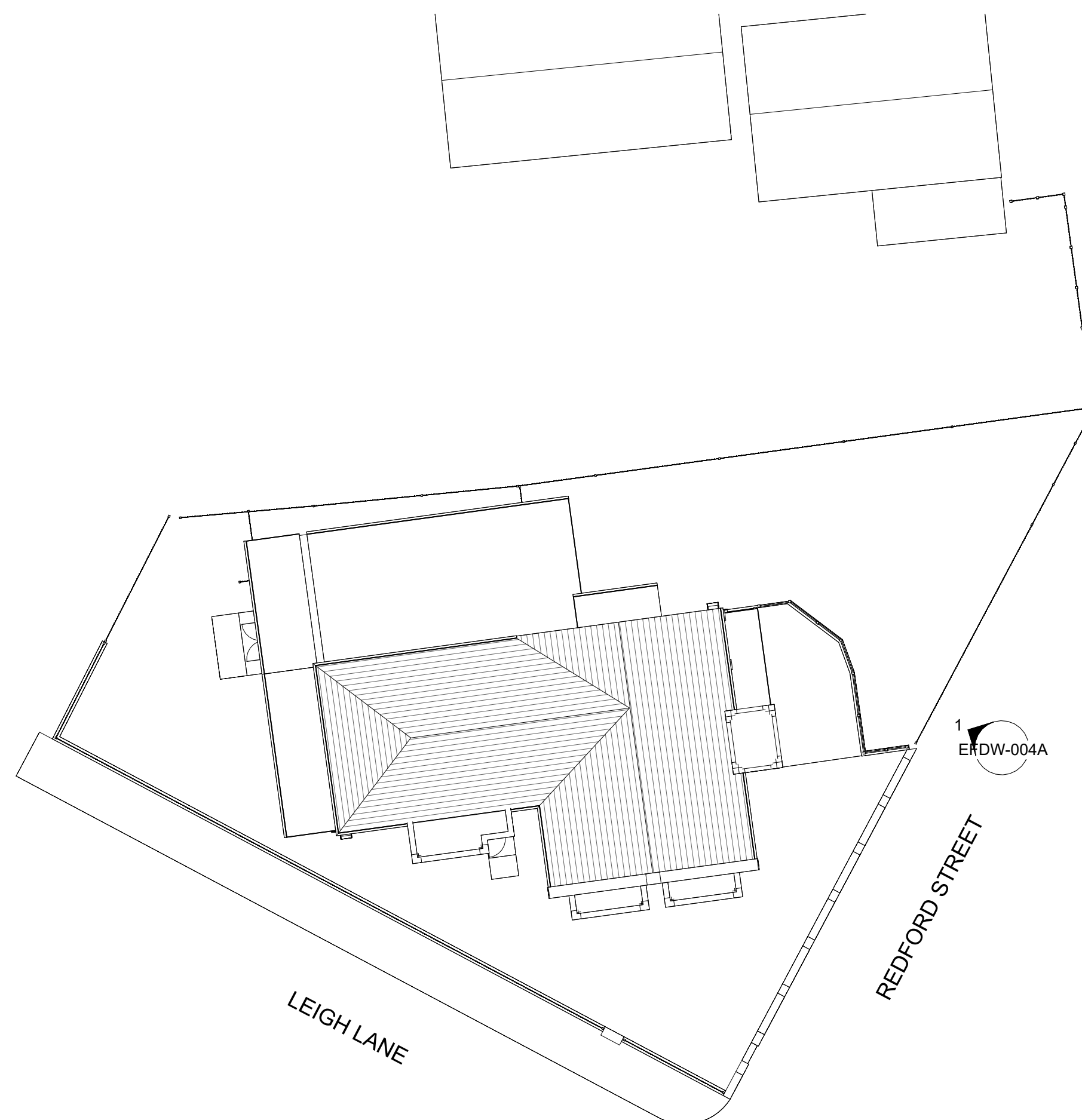




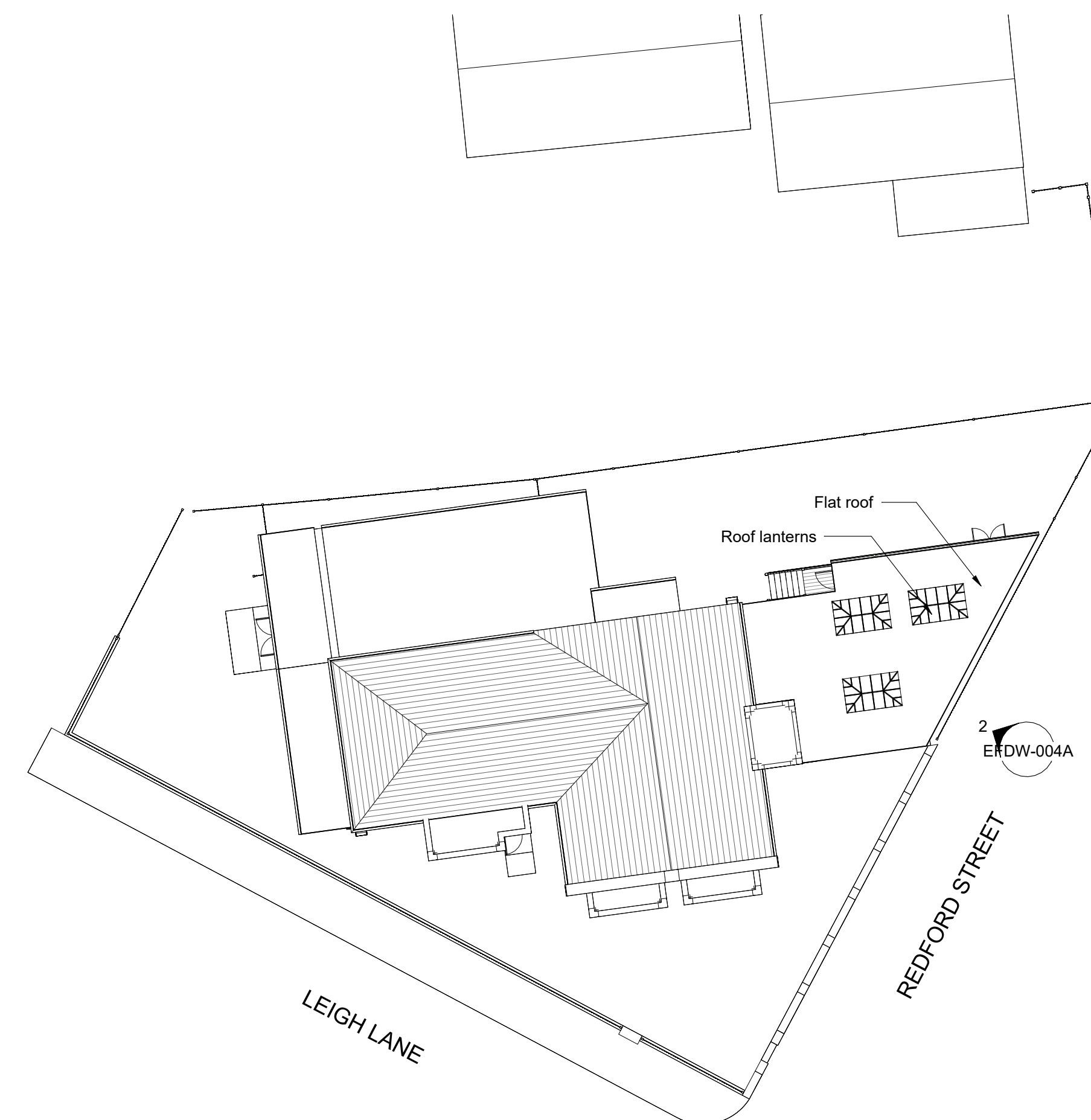
1 Existing East Elevation Street Scene
Scale @ 1 : 100



2 Proposed East Elevation Street Scene
Scale @ 1 : 100



3 Existing Site Plan
Scale @ 1 : 200



4 Proposed Site Plan
Scale @ 1 : 200

Rev A - 17/06/2026
Wall construction to North Elevation revised from railings and trellis, to a solid timber clad construction

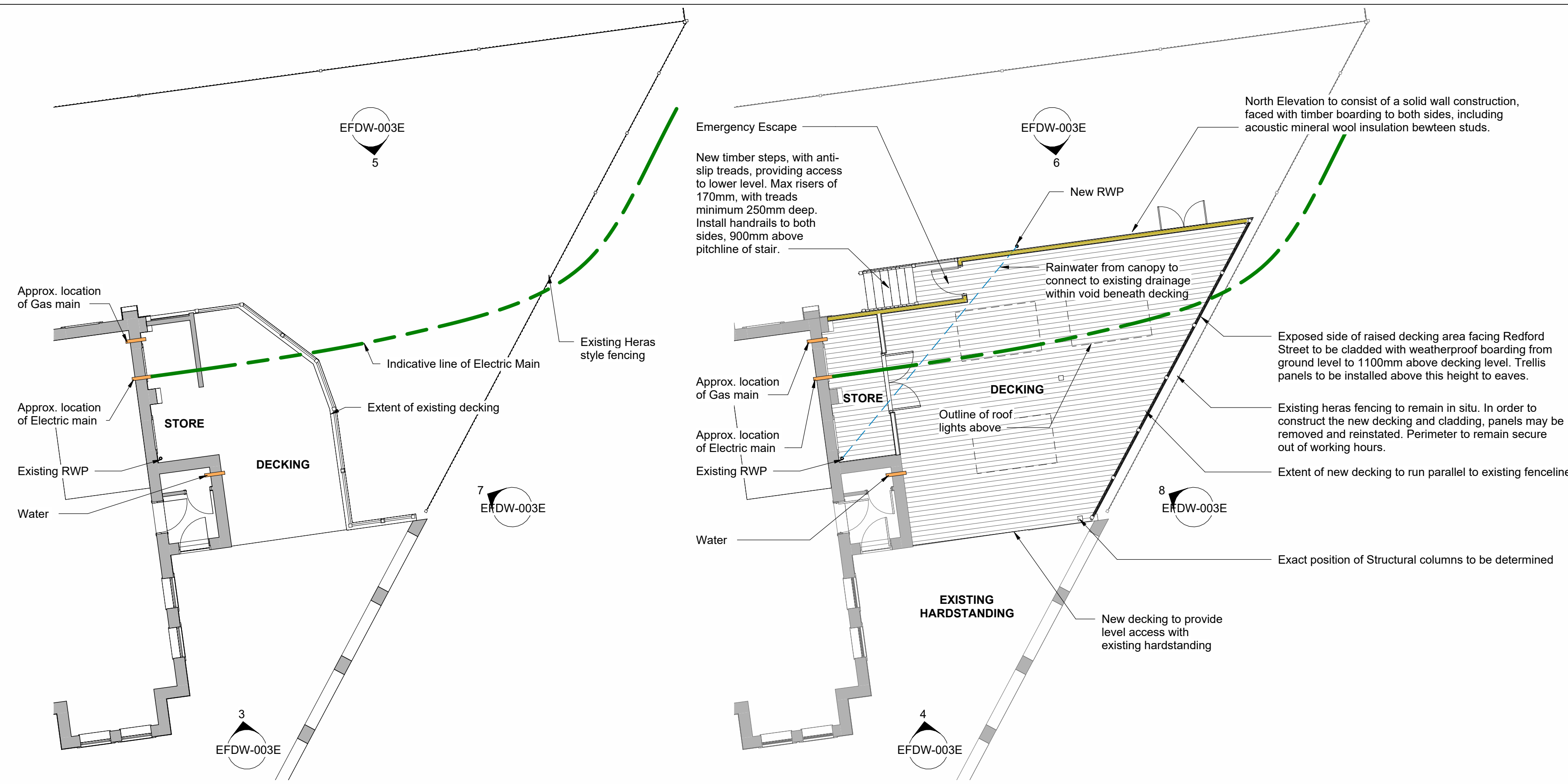
Project:
Proposed Decking Works at Elton Fold WMC.
Leigh Lane, Bury, BL8 2RH

Sheet Name:
Existing and Proposed Decking Street Scene

Date
06/05/2026

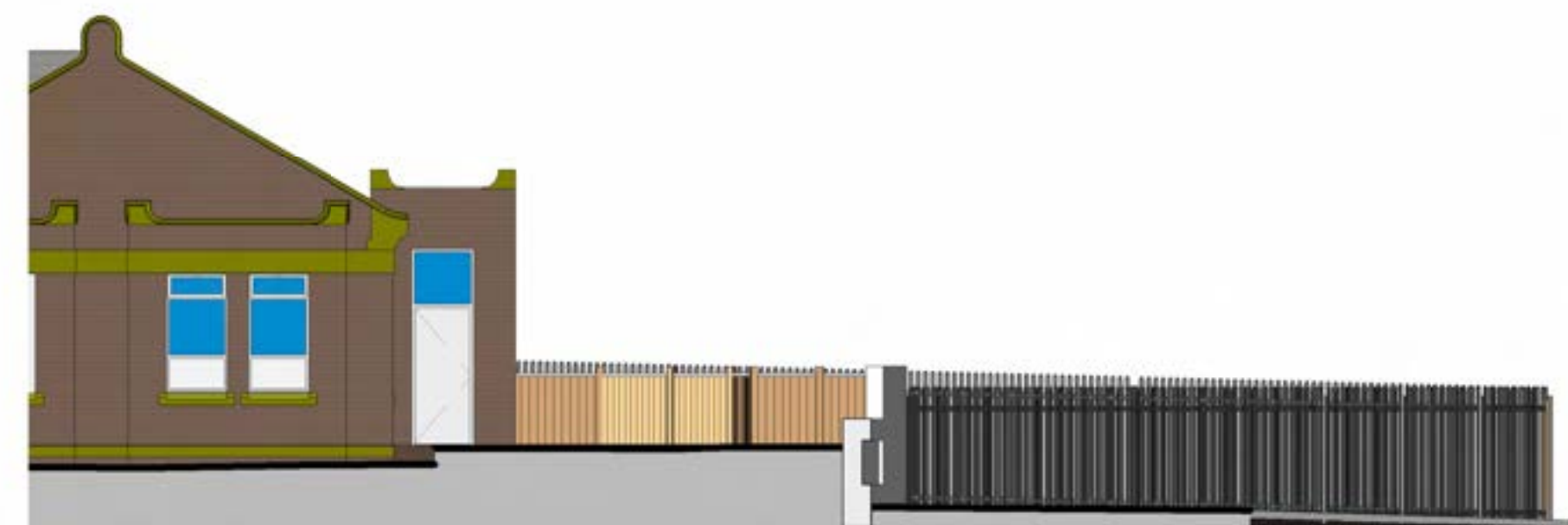
Scale As indicated Size A1

EFDW-004A



1 Existing Decking Plan
Scale @ 1 : 100

2 Proposed Decking Plan
Scale @ 1 : 100



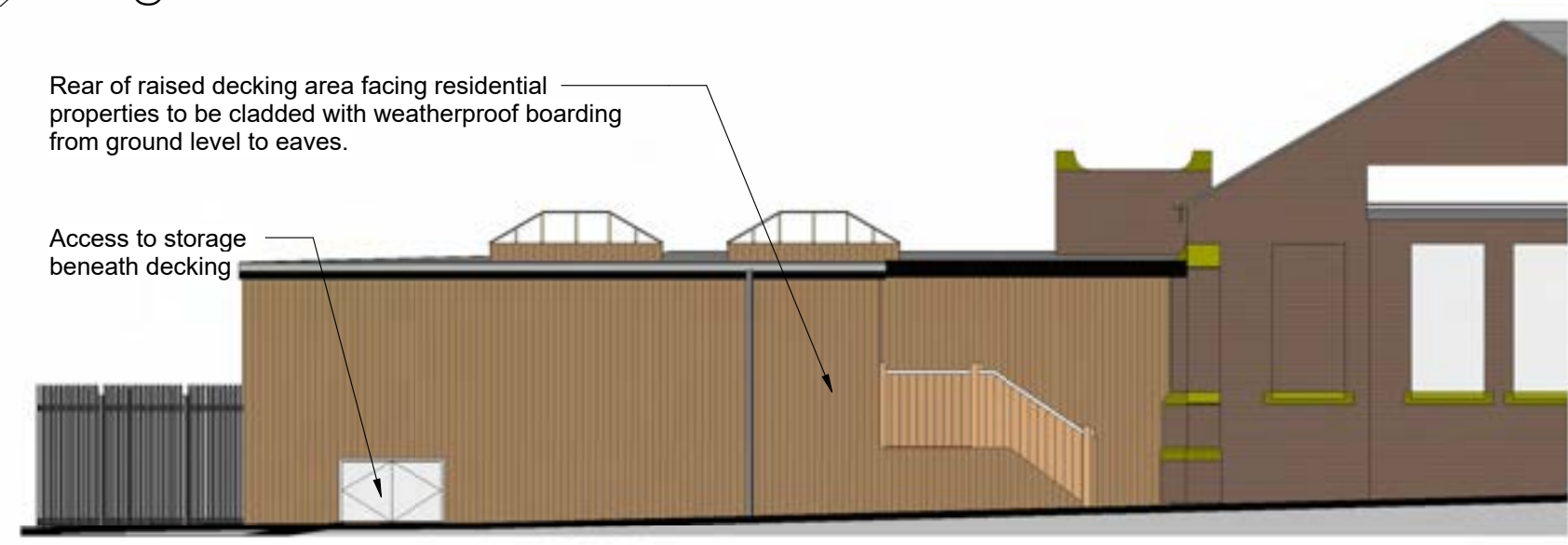
3 Existing Part South Elevation
Scale @ 1 : 100



4 Proposed Part South Elevation
Scale @ 1 : 100



5 Existing Part North Elevation
Scale @ 1 : 100



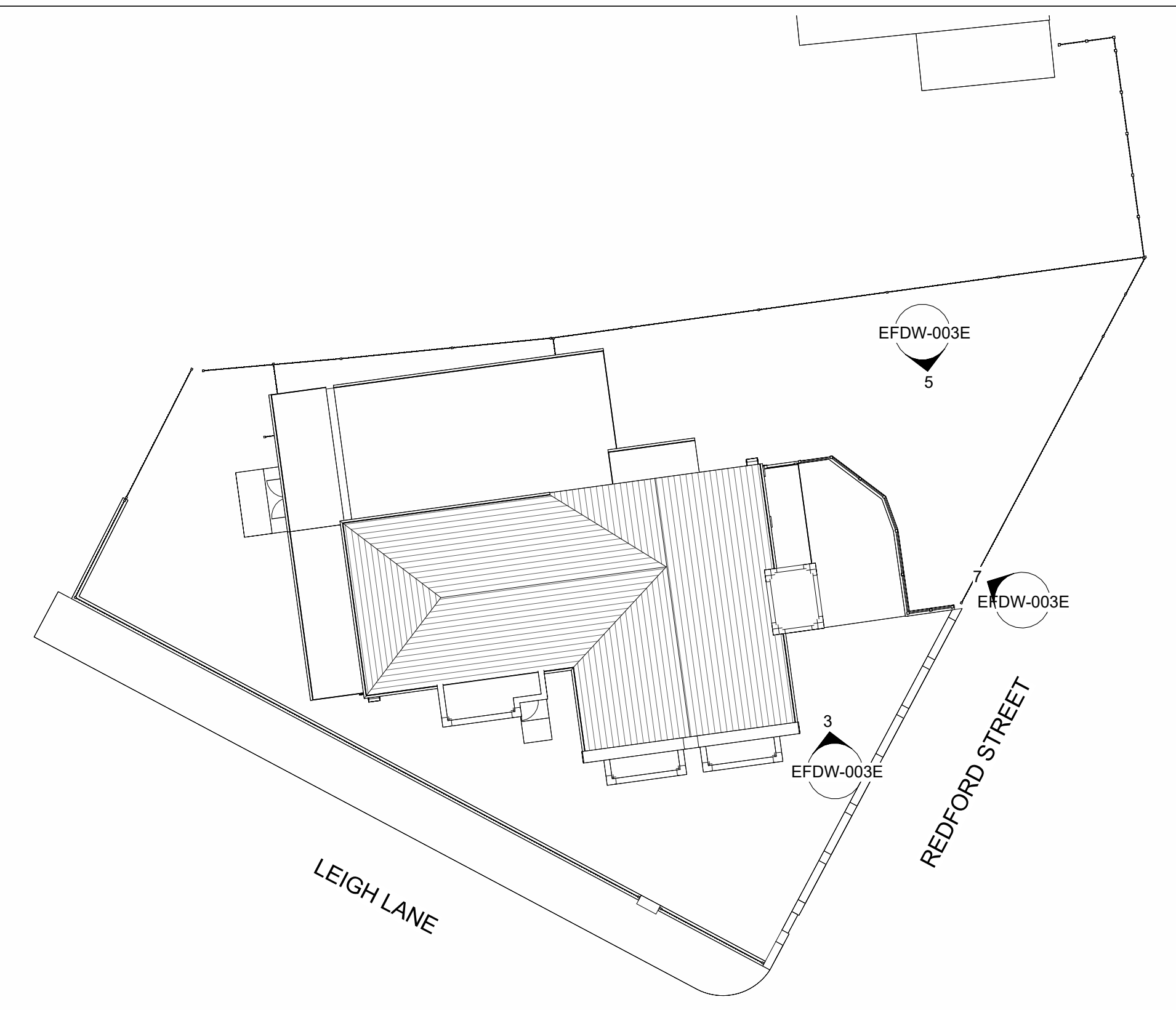
6 Proposed Part North Elevation
Scale @ 1 : 100



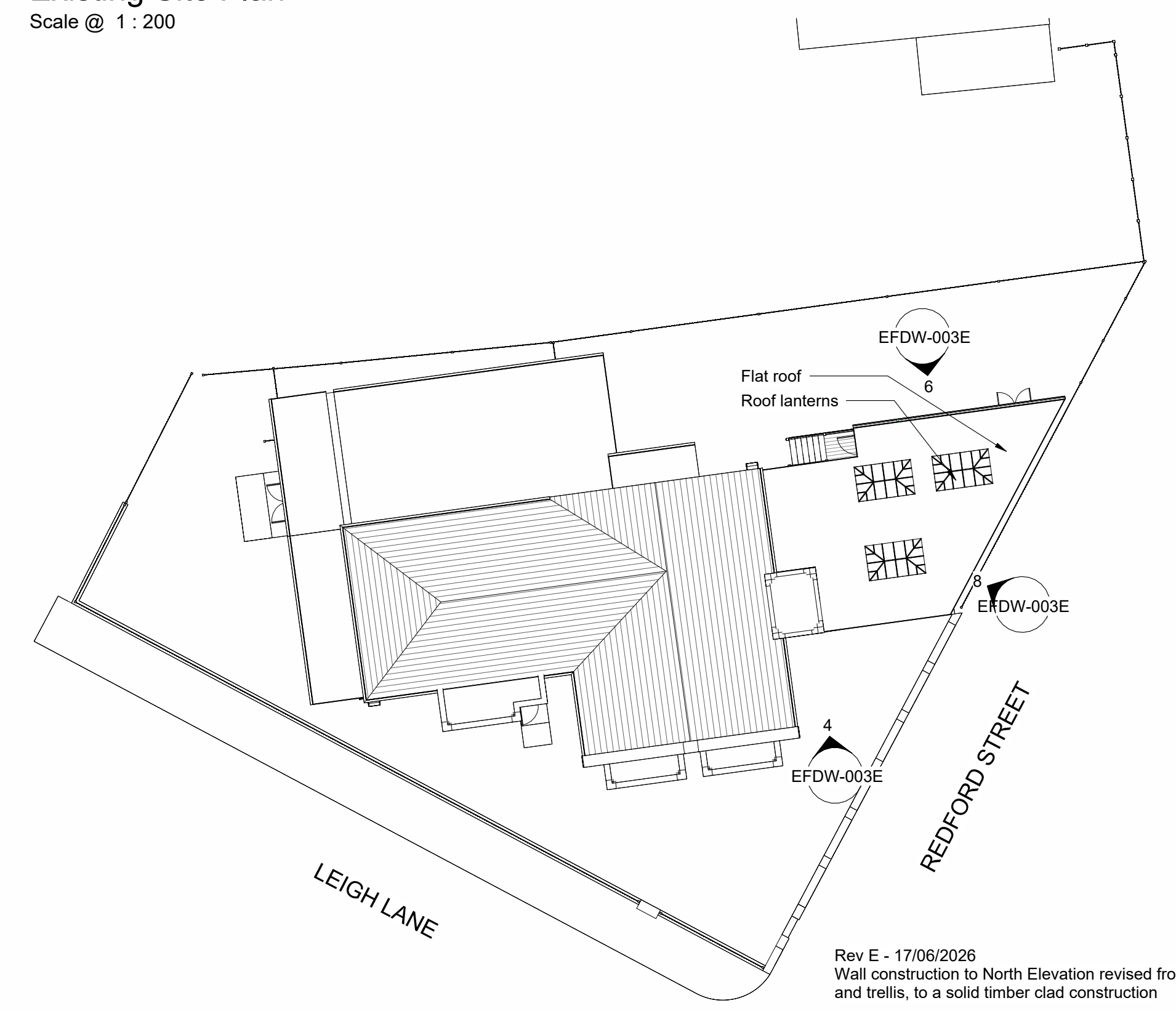
7 Existing East Elevation
Scale @ 1 : 100



8 Proposed East Elevation
Scale @ 1 : 100



Existing Site Plan
Scale @ 1 : 200



Proposed Site Plan
Scale @ 1 : 200

Rev E - 17/06/2026
Wall construction to North Elevation revised from railings and trellis, to a solid timber clad construction

Rev D - 06/05/2026
Elevation markers added.

Rev C - 05/04/2026
Drainage connection indicated.

Rev B - 01/04/2026
Store revised, ralling loading indicated.

Rev A - 30/03/2026
Footprint amended, canopy added, and height of timber trellis increased

Project: Proposed Decking Works at Elton Fold WMC. Leigh Lane, Bury, BL8 2RH	
Sheet Name: Existing and Proposed Decking Plans and Elevations	
Date 06/05/2026	
Scale As indicated	Size A1
EFDW-003E	