

NOTICE OF REFUSAL OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Chris Wilkinson
CD Wilkinson Plans
5 Highmeadow
Outwood
Radcliffe
Manchester
M26 1YN

On Behalf Of:

Mr Paul Newsham
6 Broad Oak Terrace
Bury
Lancashire
BL9 7ST

PART 1 - Particulars of Application

Application Number: 73234

Date of Registration: 24/06/2026

Proposal:

Erection of garage and creation of parking area

Location:

Land to east of Broad Oak Terrace, Bury, BL9 7ST

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The proposed development represents inappropriate development within the Green Belt as is not considered to fall within any of the exemptions outlined within Paragraph GB7 of the NPPF. Furthermore, no Very Special Circumstances have been submitted to argue how the impact of the proposed would clearly outweigh the substantial harm caused to the purposes and openness of the Green Belt and is therefore contrary to Policy OL1 of the UDP and Green Belt Policy outlined within the NPPF, as well as River Valleys Policy OL5/2 of the UDP.
- 2 The proposal would result in the restriction of existing turning facilities at the end of Broad Oak Terrace/within the garage colony, impeding the ability of for residents vehicles to enter and leave the site in forward gear, which would be detrimental to highway safety and the free flow of traffic, contrary to Policy JP-C5 of PfE.
- 3 The application and submitted plans contain insufficient information in order to demonstrate that the proposal would not adversely affect existing surface water drainage arrangements in the existing garage colony/turning area, contrary to Policy JP-C8 of PfE.

The following policies of the Bury Unitary Development Plan, National and Regional

Government were considered relevant:

H2/2	H2/2 - The Layout of New Residential Development
H2/1	H2/1 - The Form of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
EN6/3	EN6/3 - Features of Ecological Value
EN7/5	EN7/5 - Waste Water Management
EN8/2	EN8/2 - Woodland and Tree Planting
OL5/2	OL5/2 - Development in River Valleys
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-S1	Sustainable Development
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-G7	Trees and Woodland
JP-P1	Sustainable Places
JP-C5	Streets For All
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
OL1	OL1 - Green Belt

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Existing and Proposed Plans and Elevations, drawing number
3170_BUR_01_Planning_Rev_C, dated February 2026

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 19/08/2026