

**DELEGATED REPORT**

|                                  |                                   |                                |
|----------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Jennie Townsend | <b>Date of report:</b> 15/04/2026 | <b>Ref:</b> 72820/FUL          |
| <b>Registration:</b> 13/02/2026  | <b>LDfC:</b> 10/03/2026           | <b>Expiry Date:</b> 10/04/2026 |
| <b>Site Visit:</b> 18/02/2026    | <b>Site Notice:</b> 18/02/2026    | <b>Press Date:</b> 19/02/2026  |
| <b>Objections:</b> 0             | <b>Con Area:</b>                  | <b>Adv Type:</b> ARW           |
| <b>Reason for Delay:</b><br>N/A  |                                   | <b>EIA:</b> NA                 |
|                                  |                                   | <b>Dec Level:</b> COM          |
|                                  |                                   | <b>Stat Class:</b> COUS        |

**Proposal:** Conversion of building (Use Class B8) to 1no. dwelling

**Location:** Three Gates Farm, Turton Road, Tottington, Bury, BL8 3QG

**Description**

The application relates to an existing barn and attached storage area which are located in the Green Belt and Landscape Character Area. The site is in a rural location characterised by open countryside, agricultural land and a dispersed pattern of farm buildings.

The barn and attached store which are associated with Three Gates Farm approximately 100m to the south east. The barn and store area are set within a yard area shared with two adjacent buildings which are used as a self-storage business. These buildings and the application site are accessed via a lane and Public Right of Way off Turton Road to the south of the site.

The barn itself is constructed of timber panelling and metal cladding . It has a height of 4m to the top of the pitched roof and a footprint area of 100 sqm. The attached store has a pitched roof and height of 7.4m and a footprint area of 110 sqm with a roller shutter access and pedestrian door.

The application proposes conversion of the barn and attached store 1 no. x 2 bed dwelling with associated parking.

Internally, accommodation would comprise a living/dining area 2 no. bedrooms and a bathroom. An opening would be created into the attached store to provide a utility room. This building would also be used as a garage for the parking of one car and house the bin and cycle store. a parking store would also be catered at the side of the barn for one additional space.

Externally, it is proposed to apply new vertical timber cladding to the barn and an insulated profiled roof covering. New window openings would be formed within the three exposed elevations and a raised decking area covering 10 sqm. There would be no changes to the metal clad garage store.

The site would continue to be accessed via the land and Public Right of Way.

The two adjacent self-storage units would continue to operate as currently exists, sharing the access and yard area with the application site.

**Relevant Planning History**

50843 - Extension to agricultural building - Approve with Conditions 03/04/2009

62001 - Application for notification for prior approval for a proposed change of use of agricultural building to a use within class B8 storage or distribution - Prior Approval Not Required 27/11/2017

**Publicity**

Letters sent to 5 properties on 16/2/26.

Site notice posted 18/2/26

Press advert 19/2/26.

No responses received as a result of the publicity.

**Statutory/Non-Statutory Consultations**

**Traffic Section** - No objections subject to conditions

**Waste Management** - No response received

**Environmental Health - Contaminated Land** - No objection subject to conditions

**Greater Manchester Ecology Unit** - No objection subject to conditions

**Public Rights of Way Officer** - No objection

**United Utilities (Water and waste)** - No response received

**Borough Engineer - Drainage Section** - No objection subject to a condition for a drainage scheme.

**Pre-start Conditions** - Not relevant

**Development Plan and Policies**

|       |                                                             |
|-------|-------------------------------------------------------------|
| NPPF  | National Planning Policy Framework                          |
| H2/1  | The Form of New Residential Development                     |
| H2/2  | The Layout of New Residential Development                   |
| EN1/2 | Townscape and Built Design                                  |
| OL1/4 | Conversion and Re-use of Buildings in the Green Belt        |
| HT2/4 | Car Parking and New Development                             |
| SPD6  | Supplementary Planning Document 6: Alterations & Extensions |
| JP-C2 | Digital Connectivity                                        |
| JP-C5 | Streets For All                                             |
| JP-C6 | Walking and Cycling                                         |
| JP-C8 | Transport Requirements of New Development                   |
| JP-G1 | Landscape Character                                         |
| JP-G8 | A Net Enhancement of Biodiversity and Geodiversity          |
| JP-G9 | The Green Belt                                              |
| JP-H3 | Type, Size and Design of New Housing                        |
| JP-H4 | Density of New Housing                                      |
| JP-S2 | Carbon and Energy                                           |
| SPD11 | Parking Standards in Bury                                   |
| SPD 9 | Conversion and Re-use of Buildings in the Green Belt        |
| JP-S4 | Flood Risk and the Water Environment                        |

**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.

**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, it is 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 material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

### **Principle**

Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. '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.

Paragraph 154 states that development is inappropriate unless one of the exception applies which includes h) iv the re-use of buildings provided that the buildings are of permanent and substantial construction.

In principle, if the building is of permanent and substantial construction, the conversion is acceptable in accordance with NPPF Paragraph 154 h) iv the re-use of buildings provided that the buildings are of permanent and substantial construction.

A Structural Report has been submitted which concludes the structural steel frames, supporting timber purlins and rafters are in good condition and the building suitable for conversion for habitable purposes whilst noting that the timber cladding and roof covering would need to be replaced and the building insulated to Building regulations standards.

The application does not propose any extensions.

The proposed conversion to a dwelling would therefore be acceptable in principle and comply with the principles of the NPPF.

Policy OL1/4 states that Conversion and Re-use of Buildings in the Green Belt is not inappropriate development subject to considerations including -

- any greater material impact
- any extensions would affect openness
- capability of conversion
- form, bulk and general design
- suitable access and likely traffic generation

These issues are considered below together with assessment of any ecological issues.

### **Layout**

Externally, there would be no fundamental changes to the layout of the site than currently exists.

The existing yard would continue to be shared with the two self-storage units. The applicant states that activity associated with these units is minimal where customers visit for a short period of time, generally limited to loading/unloading items. The units are not particularly large in size and could store a limited number of items and as such the level of activity is generally low. There is a written agreement in place to control hours the units can be visited from 7am to 7pm. In terms of access and turning facilities, the proposed dwelling would have its own parking space plus a garage space and area to manoeuvre within the site. There is also an area of hardstanding at the side of the north eastern units for vehicles associated with the storage unit and manoeuvre and park. Given there relatively small scale businesses and that there are only two units it is considered there would not be a conflict between the operations of the businesses and the residential unit.

Internally, the proposed dwelling would provide a living/dining area, 2 no bedrooms, bathroom and a utility room within the attached store.

The remainder of this store building would be utilised for a parking space and the cycle and bin store.

The garden area would be to the rear of the dwelling and the beech hedgerow to the northern boundary retained.

The proposed layout would not require fundamental or extensive works to the current arrangements on site and the proposed development would not give rise to significant or unmanageable conflict with the use of the adjacent buildings as storage facilities.

The proposed development is therefore considered acceptable and would comply with policies JP-H3, H2/1, H2/2 and the principles of the NPPF.

PfE Policy JP-H3 - Type, size and design of Housing seeks to provide an appropriate mix of dwelling types and sizes. All new dwellings must -

- comply with the nationally described space standards and
- be built to an 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

The applicant has confirmed the proposed dwelling would meet or exceed the relevant minimum requirements in respect of total gross floor area, bedroom sizes, internal storage provision and minimum ceiling heights.

The requirement to meet Part M4(2) of the Building Regulations would be secured by condition.

### **Design and appearance**

Proposals include replacing the vertical timber cladding with similar with the cladding to the attached proposed garage to remain as metal clad.

The main changes would be to insert new glazed openings to the three exposed elevations. These openings would be fairly sizeable but as the site is remote and the elevations not visible from public highways or public rights of way the alterations are considered to be acceptable and not materially harm the appearance of the building or the character of the area.

The raised decking would also be located on the north east elevation which is not visible to public views and constructed of timber and covering a floor area of 10 sqm would not be a significant addition to the building.

The proposed development is therefore considered acceptable and would comply with policies H2/2, OL1/4 and the principles of the NPPF.

### **Residential amenity**

The site is in a relatively remote location and apart from the two self storage units and the associated Three Gates Farm, there would be no other neighbours affected by the development.

Three Gates Farm is located approximately 100m away and as such considered not to be affected by the proposals.

As described above, the self-store units are relatively small scale business units and other than loading and unloading items, generate little in the way of activity which is restricted to 7am to 7pm. The applicant is also aware of the units and how and when they operate.

In terms of impact on the users of the self-store units, a single 2 bed dwelling would not generate significant levels of activity, noise or traffic which would harm the users of the units.

It is therefore considered that the proposed development would not be significantly harmful to residential amenity and would comply with policies H2/1, EN1/2 and OL1/4.

### **Highways**

The site shares the upper part of the access from Turton Road with Three gates Farm. This access is a wide opening which can comfortably accommodate two larger vehicles entering and leaving the site at the same time.

The access then splits with the site and the self-store units following the lane to the north west. A development for a single modest dwelling would not generate significant level as of traffic and it is considered that highway safety for those sharing the access would not be compromised.

The existing yard would provide the turning and servicing for the new dwelling and existing units. The yard would be capable of serving both uses and there is additional land at the side of one of the storage units for vans to turn.

In terms of parking, the development would provide 2 parking spaces and secure cycle store within the garage.

As such the proposed development would comply with policies HT2/4 and SPD11.

### **Public Right of Way**

The access lane is a Public Right of Way. The PRow officer has confirmed there would be no objections and advised that applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council as Highway Authority) or obstructed by any other means either during or as a result of development.

This would be included as an informative.

### **Ecology**

The application is accompanied by an Ecological Assessment (Mulberry, 2026). GMEU have been consulted.

The Ecological Assessment found the buildings on site to have negligible bat roosting potential and as such no further survey effort as deemed necessary. Based on the evidence provided, GMEU have no reason to doubt this assessment. Nevertheless, it is recommended in Section 3.2.1. that a precautionary approach is adopted during works, and this should be secured via condition. The other recommendations made within Section 3 of the report, including nesting bird checks where required and precautionary working methods for amphibians, should be secured via condition.

Ecological enhancements are also proposed within the report, including bat and bird boxes. These should be secured via condition. Additionally, protected species can turn up in unexpected places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.

The application is described as being exempt from mandatory Biodiversity Net Gain under the self-build exemption which would be secured by condition.

Himalayan balsam was identified on site, which is listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended). It is an offence to introduce or cause to grow wild any plant listed under this schedule. It is therefore recommended that the plant is removed from the site by a suitably qualified contractor under a method statement. This can be secured via condition.

### **Policy JP-S2 - Carbon and energy**

The development proposes to prioritise fabric efficiency to minimise energy use including high levels of insulation to meet or exceed Building Regs Part L, high performance double glazing, mechanical extract ventilation and low energy lighting which would significantly improve the energy performance compared to the existing building. The development would provide an EV chargepoint.

It is therefore considered the proposed development would be designed in accordance with the principles of sustainable development and the energy hierarchy and be compliant with policy JP-S2.

### **Policy JP-C2 - Digital connectivity**

The site is served by accessible overhead and underground telecommunications infrastructure suitable for connection to the proposed dwelling. Internal ducting will be installed to allow direct connection to fibre-optic broadband where available. The adjoining land owner has confirmed permission for any trenches required to install a fibre broadband connection.

It is considered the proposed measures would comply with JP C2 requirements, ensuring the dwelling can support high-speed broadband and modern digital services.

### **Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision

without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

**Conditions and 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 -  
  
Site location plan 25.681. SLP  
Proposed block plan and site section 25/681-09  
Proposed site plan 25/681-10 A  
Proposed floor plan 25/681-11A  
Proposed elevations 25/681- 12  
  
Energy statement  
Digital connectivity statement  
Ecology Assessment by Mulberry 3d February 2026  
Preliminary Risk Assessment by Worms Eye  
  
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 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. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.  
II. 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).
- 4 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).

- 5 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).

- 6 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).

- 7 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).

- 8 Prior to occupation the applicant shall provide:

{Residential less than 10 parking spaces}

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

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).

- 9 The residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act:

- (i) The first occupation of the unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years;
- (ii) The Council shall be notified of the persons who intend to take up first occupation of the unit in the development hereby permitted at least two months prior to first occupation.

Reason. The scheme as submitted and subsequently determined, is specifically based upon the scheme being a Small Scale Self-Build and Custom Housebuilding scheme, which benefits from The Biodiversity Gain Requirements (Exemptions) Regulations 2024 to otherwise provide for Biodiversity Net Gain.

- 10 Development shall not commence 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. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

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 Policies, EN7/3 - Water Pollution and EN7/5 - Waste Water Management, JP-S4 and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 11 The car parking and turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied and the facilities and areas used for the manoeuvring of vehicles shall subsequently be maintained at

all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to policies HT2/4, JP-C5 and JP-C6.

- 12 The bin storage arrangements indicated on the approved plans shall be provided before the use hereby approved is commenced and thereafter maintained.  
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling pursuant to policies EN1/2 and JP-C8.
- 13 The dwelling hereby approved shall be 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.
- 14 The development hereby approved shall adopt a precautionary approach during works whereby the conversion is carried out in a careful manner and roof panels stripped by hand as stated in the Ecology Assessment by Mulberry 3rd February 2026. Should any bats be found or suspected to be present work should cease immediately and contact made with an ecologist to inspect the site.  
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.
- 15 No works to trees or shrubs shall occur 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.  
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies 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.
- 16 The development hereby approved shall adopt a precautionary approach during works whereby the small piles of stone and waste materials to the rear of the sheds are carefully dismantled by hand prior to the construction works to check for sheltering amphibians. Any amphibians encountered should be carefully moved to a suitable area of retained habitat outside of the works boundary.  
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.
- 17 No development shall commence until a method statement for the eradication and/or control of Himalayan balsam has been submitted to and approved by the LPA. The approved method statement shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the method statement and either the date of implementation of the method statement or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved method statement.  
Reason. The scheme does not provide full details of the actual extent or of Japanese Knotweed and Himalayan Balsam pursuant to the principles of the National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 18 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

## **DELEGATED REPORT**

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.

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| JT                  | 15/4/26     | DM                      | 15.04.2026  |