

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 12/11/2025	Ref: 72459/CONDIS
Registration: 13/10/2025	LDFC:	Expiry Date: 08/12/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 14 (materials schedule) on planning permission 71688

Location: Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

Description

Application to discharge conditions on planning permission 71688.

Condition 14 - materials

Relevant Planning History

71688 - Replacement dwelling with associated landscaping, servicing and incidental residential use of existing outbuildings - Approved 10/7/25
72265 - Application to discharge condition 4 (construction traffic management plan (CTMP)) on planning permission 71688 - Approve 26/09/2025
72468 - Non-material amendment following grant of planning permission 71688 (Replacement dwelling with associated landscaping, servicing and incidental residential use of existing outbuildings): Changes to external fenestration, including a new side access door - current application

Publicity

n/a

Statutory/Non-Statutory Consultations

n/a

Pre-start Conditions - Not relevant

Development Plan and Policies

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.

Condition 14 - Materials

A Materials Schedule has been submitted which details the following -

- external walls - natural stone in a random pattern
- window, door cills, heads, surrounds, stone guttering - ashlar smooth faced natural stone, chamfered details to cills/heads and mullions
- roof - reclaimed grey slate roof and ridge tiles to match
- windows and doors - spiral sash windows, glazing bars, white in colour
- doors - aluminium steel effect heritage doors, slim profiles, painted external finish
- guttering aluminium downpipes dark painted finish
- stone paving - reclaimed natural a stone paving

The materials are considered acceptable for the charcater of the development and location within the Green Belt and Landscape Character Area.

The condition can be discharged.

Recommendation: Approve

Conditions and Reasons:

The following condition has been approved -
Condition 14 - materials.

Materials schedule ref NA_2510 dated October 2025.

<u>Case Officer</u> JT 12/11/25	<u>Date</u>	<u>Sign off Officer</u> DM - 19/11/2025	<u>Date</u>
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