

DELEGATED REPORT

Report by Helen Pressley	Date of report: 02/02/2026	Ref: 72648/FUL
Registration: 22/12/2025	LDFC: 28/01/2026	Expiry Date: 16/02/2026
Site Visit: 07/01/2026	Site Notice: 07/01/2026	Press Date: N/A
Objections:	Con Area:	Adv Type: PI
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: COUS

Proposal: Change of use from recreational outbuilding to beauty therapy rooms (sui generis)

Location: Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ

Description

The application relates to an existing outbuilding associated with a detached dwellinghouse that has been converted into short term holiday lets on Bury Old Road. The site is accessed from Bury New Road with parking located to the north of the detached property. The site is located within the Green Belt.

Planning permission is sought for the conversion of the change of use from recreational outbuilding to beauty therapy rooms (sui generis).

Relevant Planning History

64744 - Lawful development certificate for a proposed detached outbuilding - Refused 02/12/2019

65025 - Erection of outbuilding - Approve with Conditions 18/02/2020

65601 - Single storey at rear & raised patio following removal of existing kitchen - Withdrawn by Applicant 24/08/2020

71297 - Variation of condition no. 2 (approved plans) following approval of planning permission 65025: (Erection of outbuilding) - alterations to the fenestration of the existing outbuilding - Approve with Conditions 16/12/2024

71469 - Single storey extension at rear and raised patio - Approve with Conditions 12/03/2025

72026 - Change of use of dwelling (Class C3) to 5 no. holiday let units - Approve with Conditions 10/09/2025

72027 - Detached holiday let unit, hydrotherapy pod & 2 no. hot tubs - Approve with Conditions 10/09/2025

72563 - Application to discharge condition 2 (EV charging point) on planning permission 72026 - Approve 22/12/2025

72564 - Application to discharge condition 4 (landscaping scheme and bird boxes) on planning permission 72027 - Approve 19/12/2025

Publicity

Site notice posted 07/01/2026. No representations received.

Statutory/Non-Statutory Consultations

Traffic Section - Condition requested in relation to implementation of parking and bin storage.

Environmental Health - Pollution Control - No comment

United Utilities (Water and waste) - No response

Pre-start Conditions - Not relevant

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
RT3/3	Access to the Countryside
RT4	Tourism
RT4/1	Tourism Development
EC4/1	Small Businesses
HT2/4	Car Parking and New Development
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-S2	Carbon and Energy
JP-S5	Clean Air
SPD11	Parking Standards in Bury
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

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 (Green Belt)

Paragraph 153 of the NPPF states 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 154 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

- v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

UDP OL1/2 states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages.

PfE Policy JP-G9 - The Green Belt confirms the extent of the Green Belt within the Borough and confirms the five purposes of including land within the Green Belt. The beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes. In particular, the enhancement of its green infrastructure functions will be encouraged, such as improved public access and habitat restoration, helping to deliver environmental and social benefits for our residents and providing the high quality green spaces that will support economic growth.

The site was previously a dwelling house with a cattery business within the grounds however no plans have been submitted in relation to how the site was previously subdivided. Reviews of previous planning files from 1983 and 1986 however suggest the cattery building was sited in a similar position to the existing single storey outbuilding that was originally given consent as an outbuilding in association with the dwellinghouse.

A single storey rear extension, patio, and single storey outbuilding in association with the dwelling have been approved, as has the conversion of the dwelling into short terms lets and the retention a detached holiday let unit, hydrotherapy pod & 2 no. hot tubs.

The proposal would involve the re-use of the previously approved single storey outbuilding, which is of permanent and substantial construction and as such would fall under exception h) iv. of paragraph 154 of the NPPF and is considered to be acceptable in principle.

Principle (Use and Conversion)

UDP Policy RT4 states that The Council will promote and facilitate the development of tourism in the Borough. This is further supported by UDP Policy RT4/3 – Visitor Accommodation states that The Council will encourage and support proposals for development which would extend the range of visitor accommodation in the Borough. Any development proposals will be assessed and considered against the following factors:

- a) the appropriateness in terms of the design, scale and setting and the effect on the character, quality and visual amenity of the locality;
- b) the provision of satisfactory access;
- c) ability to accommodate the necessary car parking, service areas and landscaping within the site;
- d) the satisfactory compliance with development control policies for Green Belt areas and other open land policies where appropriate.

Paragraph 88 of the NPPF confirms that policies and decisions should enable sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings's and well - designed, new buildings. Paragraph 88 of the NPPF also supports sustainable rural tourism and leisure developments and the retention of accessible local services.

The Planning Statement submitted with the application states that the use of the approved building as treatment rooms has become an integral part of the tourist related business (holiday lets) with some visitors coming specifically to use the facility. The applicant has

confirmed that this on site use is offered as part of the package for visitors to the holiday lets as part of a wellness experience. No signage is visible on the external elevations of the building indicating that it is part of the wider tourist business encompassed within the site boundary rather than a stand alone enterprise. Whilst acknowledged that not all customers would be related to the holiday let business, it is considered that as with the previously approved hydrotherapy and hot tubs at the site, that this use would be ancillary to the main holiday let business that runs on the site. The use of the building is therefore considered to comply with the intentions of UDP Policies RT4, RT4/3 and paragraph 88 of the NPPF.

The impact of the proposal in terms of visual and residential amenity, and parking will be assessed in the remainder of the report.

Layout and Design

Policy EN1/2 - Townscape and Built Design seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 Sustainable Places seeks to create a city region that consists of a series of beautiful, healthy and varied places. High quality design is fundamental to achieving this.

No external changes have been made to the outbuilding to facilitate the change of use.

The building is constructed in natural stone with a slate roof to match the rest of the development. There is no signage and no external indication that it is in commercial use. There are three salons and a shared reception area. Visually, the building retains the appearance as approved under application 71297 - an ancillary outbuilding to the host property.

The hardstanding to the north and west of the dwelling has been replaced with black tarmac, however a central drive has been created and constructed from a sandstone coloured paving/block that replicates the stone work of the main dwelling. This same sandstone coloured material has also been utilised to mark out individual parking spaces, rather than paint. It is therefore considered that the material palette of the overall development has been replicated within the parking areas and are therefore acceptable.

As such it is considered that the proposal would not have a detrimental impact on the visual amenities of the area and would comply with the policy considerations set out above.

Access and Parking

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. PfE Policies JP-C5 and JP-C6 requires streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. UDP Policy RT3/3 is also applicable as it requires the Council to seek to improve and extend the existing network of Public Rights of Way.

Public Footpath Number 177, Ramsbottom (Hollins Lane) runs along the southern edge of the red edged site, but a stream separates the path from the proposed development.

In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 (SPD11) provides parking standards for developments. The site is located within Zone 4 as set out within SPD 11.

As with previous applications at the site, the applicant has provided a parking plan, and statement that relates to all uses on site including the beauty therapy use so that the parking needs for all development within the wider site can be assessed.

For the beauty therapy use SPD 11 requires 1 space per 2 staff, and 4 spaces per consultancy room. There are 3 treatment rooms within the building and therefore it appears

that this use would be expected to provided 13 spaces in total. The applicant however has confirmed that the salon has an appointment system with treatments lasting an hour reducing the demand for parking. Six spaces have been allocated within the proposed parking plan, three each for customers and staff.

Given the way the site is run it is considered that the parking requirements for the various uses on site have been met.

Biodiversity Net Gain

The development is exempt from mandatory biodiversity net gain as the application is retrospective.

Carbon and Energy

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions. The building was completed under a previous permission at the site.

The Planning Statement confirms that electric vehicle charging points have been implemented as part of earlier permissions at the site.

Digital Connectivity

PfE Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable.

The building has full fibre connectivity.

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 This decision relates to drawings numbered Site Location Plan, L100 Rev B, L100 Rev B with notes added 22/12/2025, PL310 Rev A 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.
- 2 The beauty therapy rooms hereby approved shall not be occupied at any time other than for the purposes ancillary to the property known as Brook Bottom Farm.
Reason. To ensure the proposed use remains ancillary to the principle use on the site.
- 3 The parking, turning and bin storage arrangements indicated on the approved plans shall be implemented within 3 months of the date of the decision and thereafter maintained.
Reason. To minimise the standing of vehicles on the highway and to ensure adequate off-street car parking provision and adequate bin storage arrangements are provided within the curtilage of the site, in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development

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Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	02/02/2026	DM	05/02/2026